HIB: Hartland very fine sandy loam, 2 to 6 percent slopes

HARTLAND SOILS formed in loamy aeolian or glaciolacustrine deposits on terraces and glacial lake plains. They are very deep to bedrock and well drained. Permeability is moderate in the solum and moderately slow or moderate in the substratum.

This map unit is well suited to cultivated crops, hay and pasture. Water erosion is a hazard.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 2

Vermont Residential Onsite Waste Disposal Group and Subgroup:

IIa.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The slow permeability in the substratum is the primary concern. Mound system construction and other site modifications may be necessary.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Hartland	0-1	VFSL	3-10	5.1 - 7.8	0.6-2	2.0-8.0	.49	.49	5
	1-23	VFSL	3-10	5.1 - 7.8	0.6-2	0.5-3.0	.64	.64	
	23-65	VFSL	3-16	5.1 - 7.8	0.2-2	0.0-1.0	.64	.64	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Hartland	B	---	None		None		No	---

LAND USE LIMITATIONS

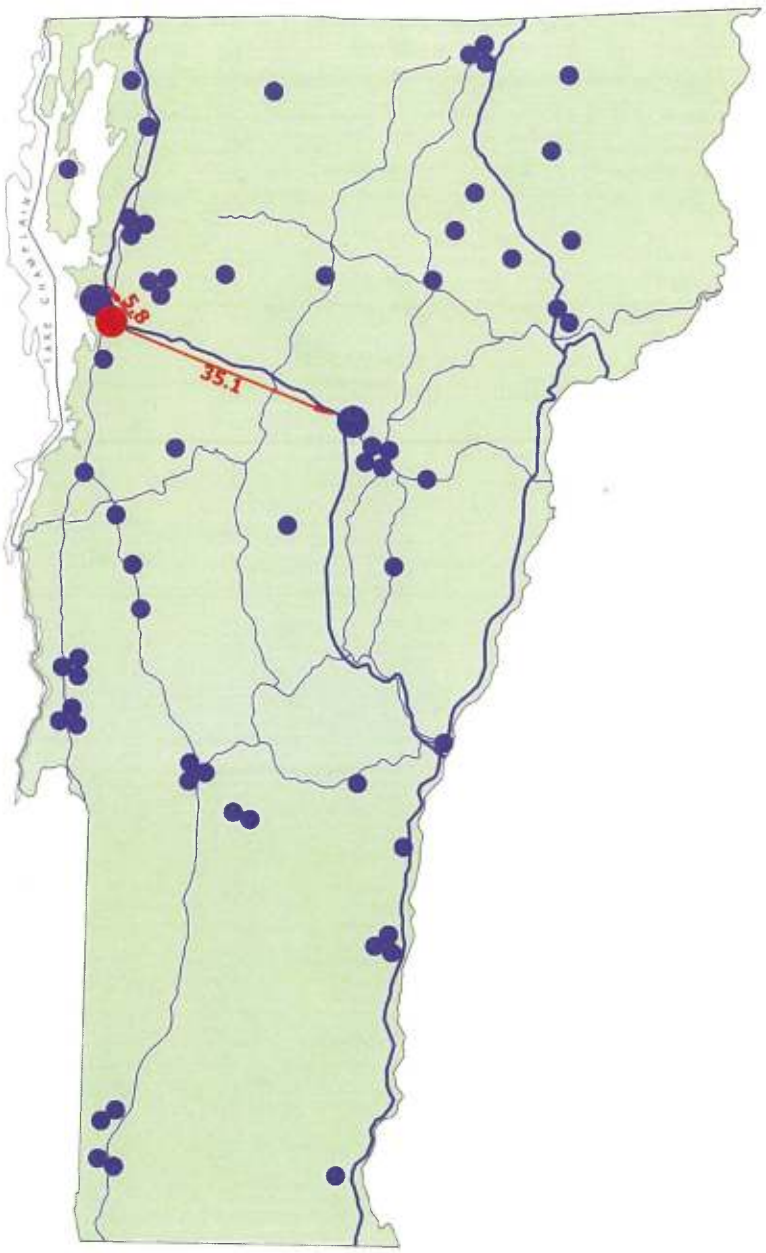
Soil name	Land use	Rating	Reason **
Hartland	Dwellings with basements:	Not limited	
Hartland	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Alfalfa hay	5 Tons
Corn silage	28 Tons
Grass hay	4.5 Tons
Grass-clover	7.2 AUM
Grass-legume hay	4.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Hartland	Harvest equip operability:	Well suited		Northern Hardwood Forest, Mesic Maple-Ash-Hickory-Oak Forest, Rich Northern Hardwood Forest
Hartland	Road suitability:	Well suited		
Hartland	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 28.6/40 (# 7)

TECHNOLOGY PARK, SOUTH BURLINGTON

Criteria, Scores, and Notes

1. 3.5/5 Site a little tight, although space will be made for exterior storage. No room for solar array
2. 3.8/5 Physical features: not applicable
3. 4.8/5 All utilities are in building, including fiberoptic
4. 4.3/5 Conditional use, particularly height. NEPA nec. Height for towers and stacks may be an issue.
5. 4.5/5 Compatible, similar labs nearby
6. 3.3/5 Above average for construction
7. 2.2/5 Distant from Montpelier. Under flight path
8. 2.2/5 No wider benefits

Size: indoor space

Acquisition cost: n/a (lease)

Rough cost to develop: < $500,000

TOTAL not applicable

Technology Park
55 COMMUNITY DRIVE SUITE 402 SOUTH BURLINGTON, VERMONT 05403
PHONE (802) 860 1691 FAX (802) 863-8734

7 July 2014
Mr. Bill Laferriere
Director of Property Management Services
Buildings and General Services
State of Vermont
2 Governor Aiken Ave.
Montpelier, Vermont 05633

Re: State Space Needs RFP for ANR/Agricultural Collaborative Laboratory

Dear Bill,

Technology Park Partners is pleased to propose our property at 30 Community Drive, South Burlington for your consideration as the new location of the State of Vermont's ANR/Agricultural Collaborative Laboratory. While we are not offering the site for sale, we believe that our proposal is not only in the State's long term best interests due to the overall cost, value, location, infrastructure and quality of space, but also for its lack of upfront immediate costs and capital requirement. In this age of having to do more with less, we believe that a long term lease on the right location and property is better than owning an inferior asset in a less desirable and less strategic location. In addition to the nimbleness and flexibility that our proposal would offer to the State, we believe there are also significant cost savings over the interim and life cycle of the lease.

To that end, we have put together the attached proposal for our property, which is located at our 177 acre business campus Technology Park in South Burlington. In addition to the existing infrastructure and many property benefits detailed on the following pages we believe that our property will save the State upfront construction and capital costs due to it being an existing property and our willingness to finance and amortize all tenant improvements over the term of the lease. Furthermore, because of the scale (275,000 square feet) and existing infrastructure our property can offer significant yearly operational and utility savings compared to not only inferior properties but also new, highly efficient construction. For example 30 Community Drive's common utility and operational costs are $1.45/square foot less on a yearly basis than the neighboring 73,000 square foot LEED certified office building at 55 Community Drive, not including the savings on demised space plug power that would also be realized as a result of the building being primary metered. 30 Community Drive also offers interruptible gas service resulting in Vermont Gas Systems' ability to offer a lower gas rate to the property due to the building's ability to switch to oil as needed during high demand times. These attributes all

contribute to year over year pass through savings to our tenants and translate to long term cost efficiencies that are unlikely to be found at other comparable properties.

Additionally the property's strategic location with proximate interstate access to equidistant I-89 exits (12 and 14), the University of Vermont, Burlington International Airport, Route 7, Route 2, Route 116 and other adjacencies make 30 Community Drive ideally suited to host this use. That location as well as the abundance and in some cases redundant infrastructure such as cooling, power, fiber optics, water/sewer capacity, etc. have attracted a number of other similar type users such as data centers for the University of Vermont, Fletcher Allen Health Care, and Green Mountain Coffee Roasters, and a large scale environmental testing laboratory TestAmerica to locate within the building. The property has existing loading docks, abundant parking, the ability to maneuver and park large trucks, the capacity of outdoor storage and all of the other requirements requested in the RFP. In short, our property is ideally suited to what the State of Vermont is seeking for this use, and it is arguably the most cost effective and environmentally responsible solution for doing so. Utilizing existing infrastructure where and when possible - assuming it is of the appropriate quality and meets the necessary program requirements - is always the most sustainable solution as opposed to new construction.

While we understand that the proposed lease versus owning structure differs from what the State had set out to find, we believe it may best meet the State's needs and we would very much like to engage in a discussion vet the possibilities. As you well know the State has recently engaged in a number of long term leases, including ReArch Company's currently under construction office building in St. Albans where the State has signed on for twenty years, so there is certainly precedent for working within these public-private partnership leases. It would seem to make sense to at very minimum explore this opportunity to determine whether or not it is feasible and whether the many benefits, amenities and cost savings are worth the State shifting its focus from an ownership structure to a leased one.

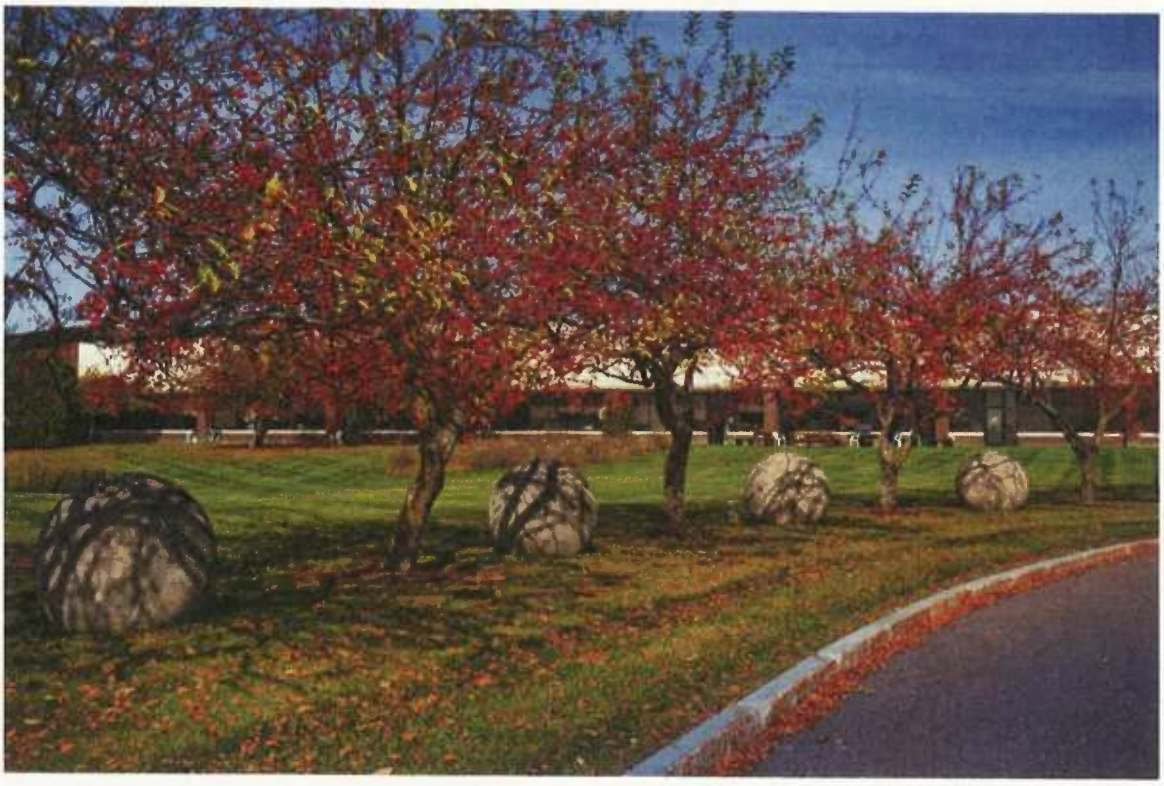
I have enjoyed working with you and your team on the St. Albans project and I look forward to discussing this opportunity with you further. Thank you as always for your consideration and I look forward to hearing from you soon.

Best regards,

Evan Langfeldt
Vice President of Development

VERMONT

Buildings and General Services
Agency of Administration
State of Vermont Agricultural/ANR Collaborative Laboratory



Proposed site:

30 Community Drive, South Burlington, Vermont

30 Community Drive is a 275,000 square foot building that was originally designed and constructed as an office, R&D and manufacturing facility for Digital Equipment Corp. in South Burlington, Vermont. The property, including the building, infrastructure, and accompanying 177 acres were purchased by Technology Park Partners in 1995 and redeveloped into a mixed-use facility and Class A business park. Since the property was purchased it has been subdivided into 14 individual building lots, three of which have existing buildings on them, including the original 30 Community Drive building. 30 Community Drive is now occupied by a number of prominent and longstanding tenants that include both institutional (Fletcher Allen Health Care, the University of Vermont) and private entities (Ben & Jerry's, Keurig Green Mountain, The SymQuest Group, TestAmerica, etc.).

While the building has been reconfigured as a mixed-use facility including accompanying amenities such as an onsite deli-style cafeteria featuring locally sourced and organic ingredients (Sugarsnap) and a low cost 24-7 health club (Planet Fitness), it offers a number of other

attributes including its location, infrastructure and design that lends itself well to the type of use the State of Vermont is seeking. Specifically, the building having been constructed as a high-tech manufacturing facility has significant levels of existing power, cooling and fiber optics capabilities that few – if any – other privately owned properties within the state of Vermont can offer.

To summarize some of the many attributes that 30 Community Drive can offer to the State of Vermont:

- Available space up to approximately 60,000 square feet in a single story configuration with 18' clear height including acoustic deck for ambient sound reduction, and with the ability for both mezzanine space and the addition of a penthouse and exhaust stacks (the space can easily be demised to the requested 31,000 square feet, with additional capacity as needed);
- An onsite Green Mountain Power substation fed from opposite sides of the grid offering redundancy and ultra-reliability;
- The Green Mountain Power substation has a theoretical capacity of 11.4 MVA (the capacity of any power station ebbs and flows with the grid's needs so GMP hesitates to provide a definitive total capacity, but it is within this vicinity, and therefore presumably far more than the State would require for this particular use and site);
- 30 Community Drive existing electrical capacity: 13,302 kVA or 16,000 Amps @ 480 Volts (this can be increased as needed by adding additional transmission between the building and substation);
- 30 Community Drive chiller capacity: 1,375 tons;
- 30 Community Drive available fiber optic connectivity: Comcast, level III, Tell Jet, Verizon, Sovernet;
- 30 Community Drive – in addition to the multiple available providers – has multiple redundant loops, allowing for ultra-reliable high speed connectivity;
- 30 Community Drive almost certainly has more already permitted water and sewer capacity than the State will consume with the proposed use;
- The building and property are within a zone that allows for an environmental laboratory, and in fact one of 30 Community Drive's current tenants, Test America, provides a similar function as a private entity;
- The existing building and property would require no additional Act 250 permits for the proposed use and would simply require local zoning, building and life safety permits;
- Strategic location:
    - Within 3 miles to the University of Vermont;
    - Equidistant to two Interstate access/exits at Exits 12 and 14 (2.3 miles), with the

possibility of future direct interstate access at Exit 12B connecting via Tilley Drive to Community Drive;
- Proximate to Route 7 (4 miles), Route 2 (0.9 miles) and Route 116 (1.7 miles);
- Within 1 mile of Burlington International Airport (BTV);
- Within 35 miles (under 37 minutes) to the Agency of Natural Resources' headquarters at the National Life building in Montpelier, Vermont.

- Ample parking (50 spaces with additional capacity if needed) available immediately outside the entrance to the space;
- Maneuverability, parking and loading docks available for 20' long trucks with direct access to the space;
- Immediately adjacent exterior storage for 3,000 square feet (additional capacity available if needed) that can be fenced as required;
- Clear of environmental toxins and no need for additional environmental remediation;
- The building and property are clear of floodplains and have existing storm water retention facilities that meet all local, state and federal requirements;
- 30 Community Drive is an existing building, which by nature is a more environmentally responsible and sustainable approach to occupancy than new construction. In addition, the building has been retrofitted recently with new and highly efficient chillers and boilers and utilizes natural gas for fuel (with fuel oil backup if needed);
- The building is well suited to the addition of solar collectors as desired by the State of Vermont. Additionally, the Landlord is committed to environmentally sustainable design and construction practices, and as such is constructing all new buildings at the property to a minimum of LEED certification standards, including the two newest buildings at Technology Park which were the first LEED certified and LEED Gold certified speculative developer-owned buildings within the state of Vermont;
- The 177-acre Technology Park property is well suited for installation of ground solar collectors with significant southern exposure along Interstate 89.

1. Site Plan –

Please find attached as Exhibit A.

2. Adjoining Neighbors –

120 Kimball Corporation
c/o James Foster
159 Industrial Parkway
Burlington, Vermont 05401

110 Kimball, LLC
c/o Peter M. Doremus
112 Lake Street
Burlington, Vermont 05402

O'Brien Family Limited Partnership
c/o Daniel J. O'Brien
1855 Williston Road
South Burlington, Vermont 05403

Pizzagalli Properties, LLC
c/o James Pizzagalli
50 Joy Drive
South Burlington, Vermont 05403

Town of Williston
7900 Williston Road
Williston, Vermont 05495

3. Copy of Deed –

30 Community Drive, LLC dba Technology Park Partners are not at proposing to sell the property, but would be pleased to provide documentation of ownership of the property as requested.

4. Floor Plans –

Please find the floor plan of the proposed space shown as Exhibit B.

5. Proposal -

NNN base rate:	$6.75/gross square foot
Proposed term:	20 years
2014 projected CAM:	$3.43/gross square foot
2014 projected common utilities:	$1.50/gross square foot
Fit-up:	Landlord is willing to finance the entirety of the State's fit-up requirement.

We believe that the above proposal is a far more cost effective and efficient approach for the State to pursue for their new Agricultural Science/ANR Collaborative Laboratory. Furthermore, it will provide the State with the nimbleness to either expand or contract as necessary and as both technology and their future requirements dictate, and will also remove if not completely eliminate the need for any significant upfront capital expense.

6. Photos of building and property –

Please find attached as Exhibit C.

7. Map of property and surrounding area –

Please find attached as Exhibit D.

8. Additional information on Technology Park –

Technology Park is a 177-acre thoughtfully designed and beautifully landscaped business campus. The property includes walking and bike paths that meander amongst ponds, panoramic views of Mt. Mansfield and Camel's Hump, and an ever evolving sculpture park. In addition to the natural beauty of the park the ownership is committed to designing and constructing buildings that are commensurate with the quality of the current and future tenants of the park, which include some of Vermont's most prominent and successful businesses. Thoughtfully designed, aesthetically attractive, highly functional, and sustainably constructed are the principles that guide the creation of new architecture onsite as well as the fit-ups and renovations that take place in existing buildings.

The partnership is led by John Illick as Managing Partner of Technology Park Partners, which includes 30 Community Drive, LLC, owner of the proposed site at 30 Community Drive, South Burlington, Vermont. It should be noted that John Illick has successfully developed, constructed and leased a number of previous properties to government and public related entities including the U.S. Federal Government, the University of Vermont, Fletcher Allen Health Care, and the State of Vermont (the new State of Vermont office building that is currently under construction at 27 Federal Street, St. Albans, Vermont).

VERMONT

Buildings and General Services
Agency of Administration
State of Vermont Agricultural/ANR Collaborative Laboratory

Requirement	30 Community Drive	
	Yes	No
Minimum 5 acres	X	
Municipal services	X	
Fiber optic connectivity	X	
Permittable	X	
Proximity to interstate access	X	
Parking for 50 vehicles	X	
20' long truck access/parking	X	
Outdoor storage	X	
Clear of floodplains	X	
Storm water retention	X	
Clear of environmental toxins	X	
15,500 sf footprint/two-story bldg (30' high)	X*	
14' high penthouse	X	
Exhaust stacks	X	
Clean emissions	X	
Possible solar collectors	X	
Room for ground solar collectors	X	

*The proposed footprint at 30 Community Drive can be as large as 60,000 square feet, and could easily support twice the requested footprint of 31,000 square feet all on one story. It also features an 18' clear overhead height with acoustical deck which reduces ambient sound and makes the space conducive to office or laboratory use.

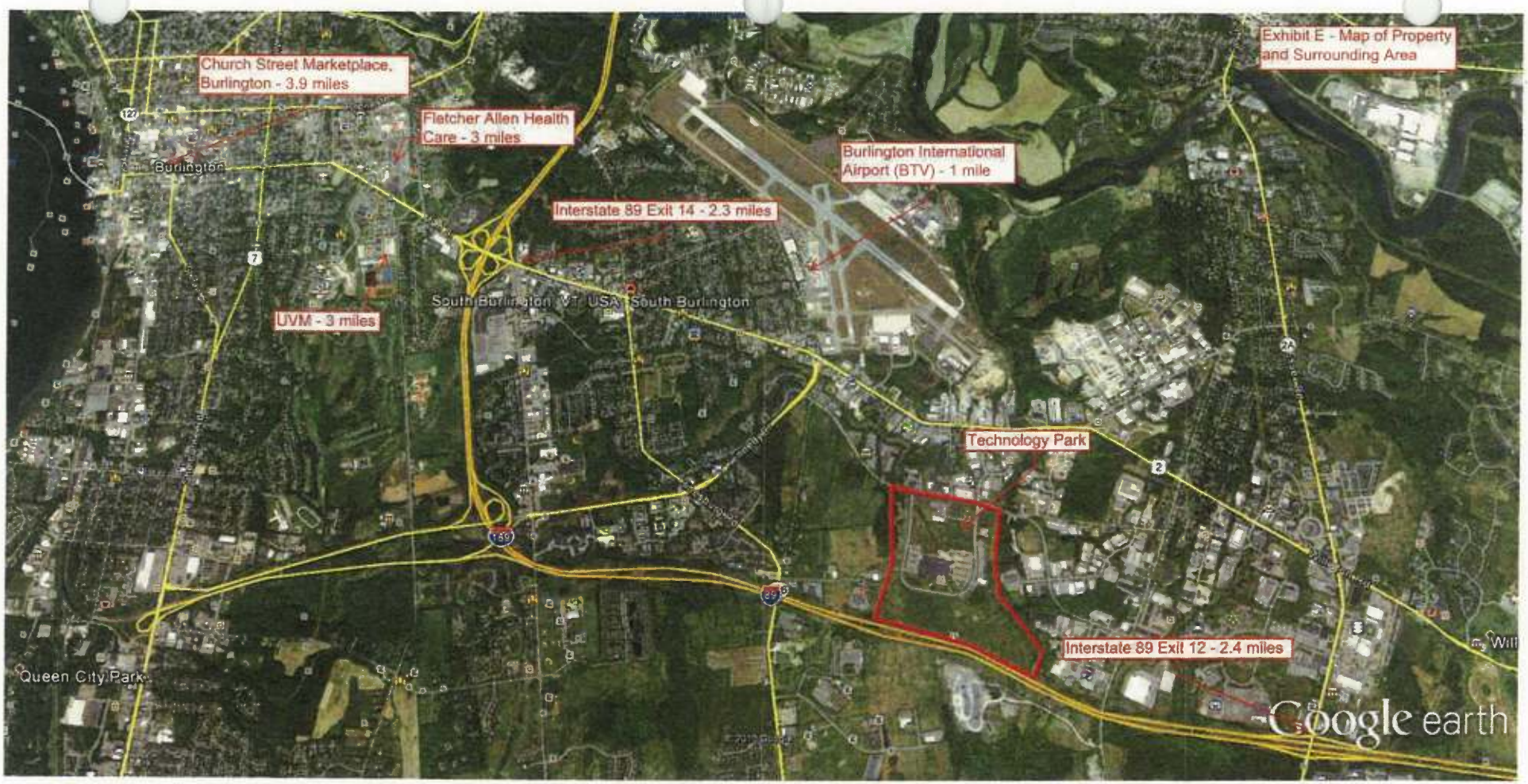
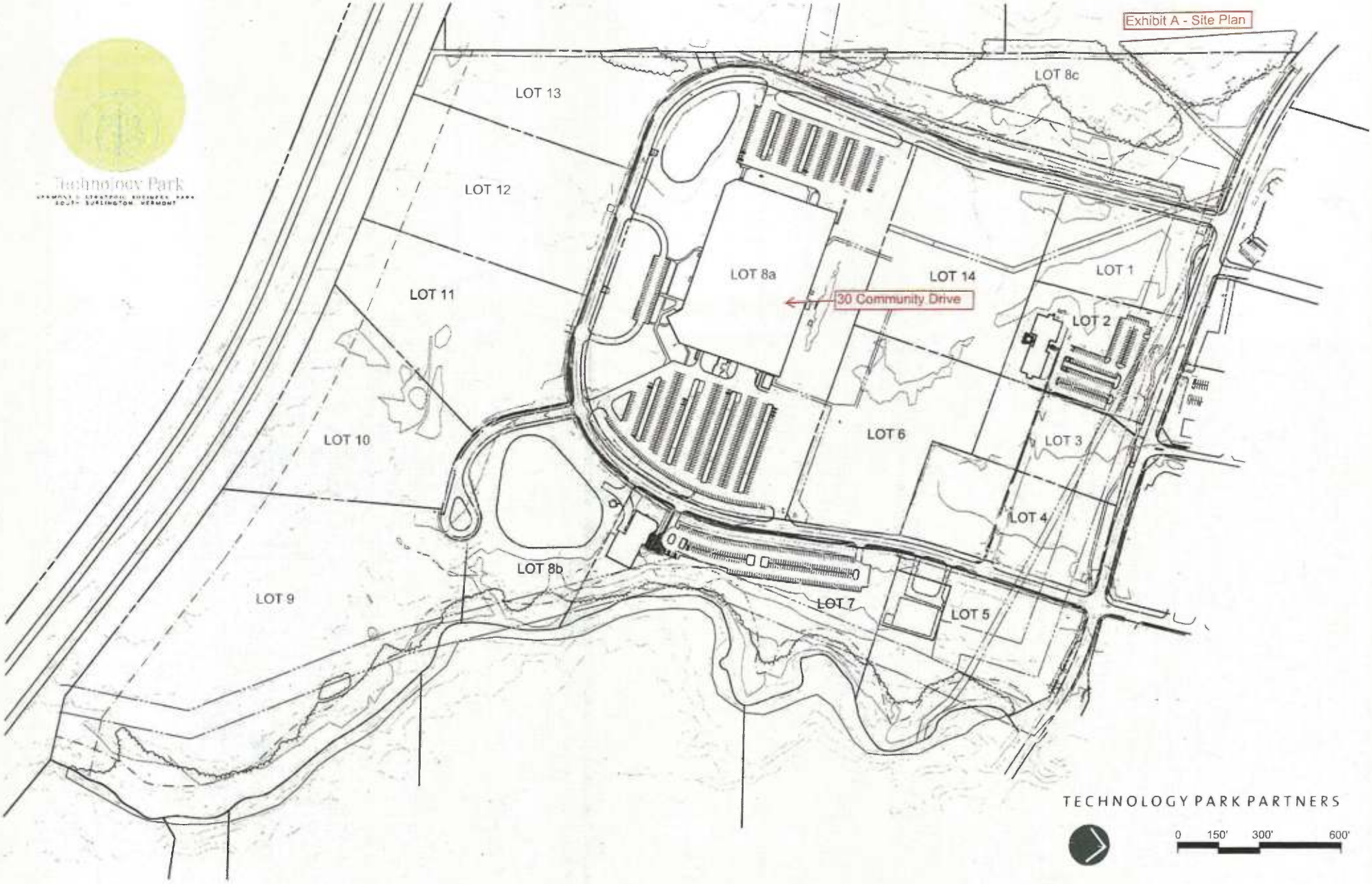


Exhibit E - Map of Property and Surrounding Area
Church Street Marketplace, Burlington - 3.9 miles
Fletcher Allen Health Care - 3 miles
Burlington International Airport (BTV) - 1 mile
Interstate 89 Exit 14 - 2.3 miles
Burlington
South Burlington, VT, USA
South Burlington
UVM - 3 miles
Technology Park
Interstate 89 Exit 12 - 2.4 miles
Queen City Park
Google earth
Google earth
miles
km
4
7

Technology Park

Exhibit A - Site Plan



TECHNOLOGY PARK PARTNERS

0 150' 300' 600'

Exhibit C - Floor Plan

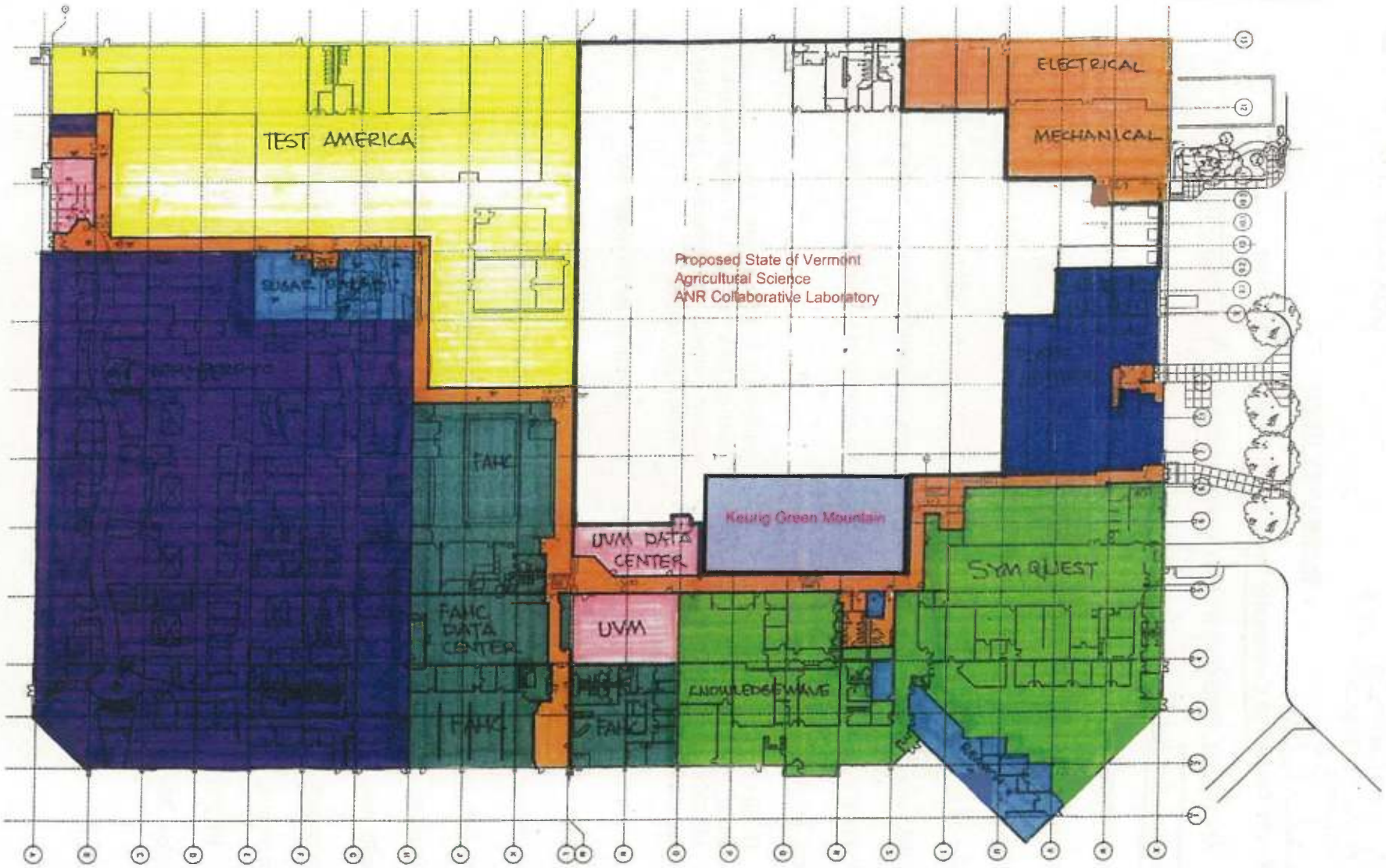


Exhibit B-Deed

CITY CLERK'S OFFICE
Received Dec 18, 2007 at 12:45 P.M.
Recorded in Vol. 45 on page 134-133
Of So. Burlington Land Records
Attest: Donna Kinville
Donna S. Kinville, City Clerk

Parcels 1A & 1B

WARRANTY DEED

30 Community Drive, South Burlington, Vermont

KNOW ALL PERSONS BY THESE PRESENTS that 30 Community Drive Management LLC, a Vermont limited liability company, of the City of South Burlington, in the County of Chittenden and State of Vermont ("Grantor"), in consideration of TEN AND MORE Dollars paid to Grantor's full satisfaction by 30 Community Drive LLC, a Vermont limited liability company, of the City of South Burlington, in the County of Chittenden and State of Vermont ("Grantee"), by these present does, freely GIVE, GRANT, SELL, CONVEY, AND CONFIRM unto the said Grantee and its administrators, successors and assigns forever, a certain parcel of land situated in the City of South Burlington, County of Chittenden and State of Vermont, described as follows, viz:

> Being all and the same lands and premises conveyed to 30 Community Drive Management LLC by Warranty Deed of Technology Park Partners LLC dated December 14, 2007 and recorded on approximately even date herewith, and being more particularly described in Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee and its administrators, successors and assigns, to own, use, and behoof forever; and the said Grantor, for itself and its administrators, successors and assigns, does covenant with the said Grantee that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that it is FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and Grantor hereby engages to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and seal this 14th day of December, 2007.

30 COMMUNITY DRIVE MANAGEMENT LLC

By: _____
John Illick, its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At South Burlington, in said County and State this 14th day of December 2007, personally appeared John Illick, duly authorized agent of 30 Community Drive Management LLC, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed, and the free act and deed of 30 Community Drive Management LLC.

Before me, _____
Notary Public
Print Name: Frank Peterson
My commission expires: 2/10/11

Vermont Property Transfer Tax
32 V.S.A. Chap 231
—ACKNOWLEDGMENT—
Return No. _____
Date Dec 18 2007 Clerk

SCHEDULE A

WARRANTY DEEDFROM 30 COMMUNITY DRIVE MANAGEMENT LLC TO 30 COMMUNITY DRIVE LLC DATED DECEMBER 18, 2007

Being all and the same lands and premises conveyed to 30 Community Drive Management LLC by Warranty Deed of Technology Park Partners LLC dated December 18, 2007 and recorded in the City of South Burlington Land Records. References are also made to: 1) Warranty Deed of Technology Park Associates, Inc., PMF Energy Associates, Inc., and Axinn-Vermont, Inc to Technology Park Partners LLC dated December 18, 2007 and recorded in the aforesaid Land Records; 2) Limited Warranty Deed of Digital Equipment Corporation to Technology Park Associates, Inc., PMF Energy, Inc. [sic], and AXINN-Vermont, Inc. dated December 28, 1995 and recorded in Volume 388, Page 117 of the aforesaid Land Records; 3) Corrective Limited Warranty Deed of Digital Equipment Corporation to Technology Park Associates, Inc., PMF Energy Associates, Inc., and AXINN-Vermont, Inc. dated January 26, 1998 and recorded in Volume 421, Page 714 of the aforesaid Land Records; and 4) Corrective Warranty Deed of Technology Park Associates, Inc., PMF Energy Associates, Inc. and AXINN-Vermont, Inc. to Technology Park Associates, Inc., PMF Energy Associates, Inc., and AXINN-Vermont, Inc. recorded on March 4, 1998 in Volume 423, Page 507 of the aforesaid Land Records.

Being two parcels of land located in the City of South Burlington, Vermont, shown and depicted as "Parcel 1A" and "Parcel 1B" on a plan of land entitled "ALTA/ACSM Land Title Survey, 30 Community Drive, So. Burlington, Vt.," prepared by Trudell Consulting Engineers, dated November 5, 2007 and to be recorded in the City of South Burlington Land Records (hereinafter the "Plan"), and being more particularly described as follows, viz:

Parcel 1A

Beginning at a point in the easterly sideline of Community Drive, said point marking the southwesterly corner of Parcel 1B, as described below, and the northwesterly corner of the parcel herein described , as shown on the Plan;

Thence proceeding easterly on a bearing of S 64° 26' 41" E for a distance of 1447.54 feet, more or less, to a point in the westerly sideline of Community Drive;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 00° 55' 58" W for a distance of 41.34 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 12° 20' 30" W for a distance of 92.70 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive along a curve to the right with a radius of 867.00 feet for a distance of 240.27 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 29° 38' 22" W for a distance of 28.00 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 23° 49' 46" W for a distance of 181.66 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive along a curve to the right with a radius of 867.00 feet for a distance of 97.69 feet, more or less, to a point;

Thence proceeding southwesterly along the westerly sideline of Community Drive along a curve to the right with a radius of 412.00 feet for a distance of 466.15 feet, more or less, to a point;

Thence proceeding westerly along the northerly sideline of Community Drive on a bearing of N 79° 07' 01" W for a distance of 745.38 feet, more or less, to a point;

Thence proceeding northwesterly along the northerly sideline of Community Drive along a curve to the right with a radius of 317.00 feet for a distance of 513.49 feet, more or less, to a point;

Thence proceeding northerly along the easterly sideline of Community Drive on a bearing of N 13° 41' 33" E for a distance of 573.81 feet, more or less, to the point of beginning.

Parcel 1B

Beginning at a point at the southeasterly intersection of Community Drive and Kimball Avenue, said point marking the intersection of the easterly sideline of Community Drive and the southerly sideline of Kimball Avenue and is the northwesterly corner of the parcel herein described, as shown on the Plan;

Thence proceeding easterly along the southerly sideline of Kimball Avenue on a bearing of S 78° 08' 52" E for a distance of 346.99 feet, more or less, to a point;

Thence proceeding southerly along the western boundary of the lands and premises identified as "Lot 2" on the Plan on a bearing of S 06° 15' 49" W for a distance of 563.34 feet, more or less, to a point;

Thence proceeding easterly along the southerly boundary of the said Lot 2 on a bearing of S 78° 49' 05" E for a distance of 366.72 feet, more or less, to a point;

Thence proceeding northerly along the easterly boundary of the said Lot 2 on a bearing of N 11° 01' 27" E for a distance of 556.43 feet, more or less, to a point in the southerly sideline of Kimball Avenue;

Thence proceeding easterly along the southerly sideline of Kimball Avenue on a bearing of S 78° 08' 52" E for a distance of 77.48 feet, more or less, to a point;

Thence proceeding easterly along the southerly sideline of Kimball Avenue on a bearing of S 73° 33' 32" E for a distance of 57.90 feet, more or less, to a point;

Thence proceeding easterly along the southerly sideline of Kimball Avenue along a curve to the left with a radius of 143.18 feet for a distance of 59.43 feet, more or less, to a point;

Thence proceeding easterly along the southerly sideline of Kimball Avenue on a bearing of S 83° 42' 52" E for a distance of 427.24 feet, more or less, to a point which marks the intersection of the southerly sideline of Kimball Avenue and the westerly sideline of Community Drive;

Thence proceeding southwesterly along the westerly sideline of Community Drive on a bearing of S 29° 17' 06" E for a distance of 23.57 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 09° 16' 06" W for a distance of 592.12 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive along a curve to the left with a radius of 1086.75 feet for a distance of 139.60 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive along a curve to the left with a radius of 1086.75 feet for a distance of 123.81 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 00° 08' 52" E for a distance of 166.49 feet, more or less, to a point;

Thence proceeding southerly along the westerly sideline of Community Drive on a bearing of S 00° 55' 58" W for a distance of 134.96 feet, more or less, to a point;

Thence proceeding westerly on a bearing of N 64° 26' 41" W for a distance of 1447.54 feet, more or less, to a point in the easterly sideline of Community Drive;

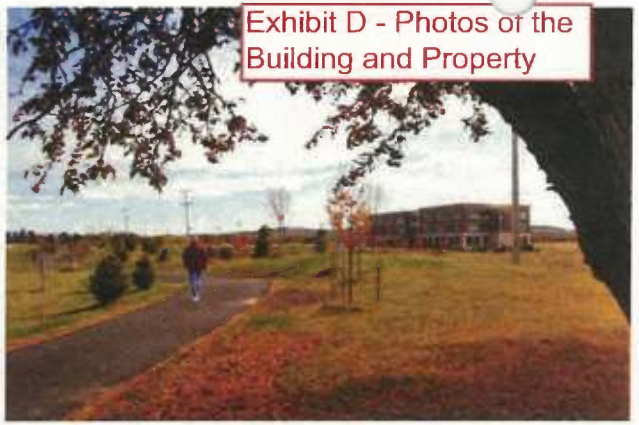
Thence proceeding northerly along the easterly sideline of Community Drive on a bearing of N 13° 41' 33" E for a distance of 144.82 feet, more or less, to a point;

Thence proceeding northerly along the easterly sideline of Community Drive along a curve to the left with a radius of 833.00 feet for a distance of 106.72 feet, more or less, to a point;

Thence proceeding northerly along the easterly sideline of Community Drive on a bearing of N 06° 21' 08" E for a distance of 888.35 feet, more or less, to the point of beginning.

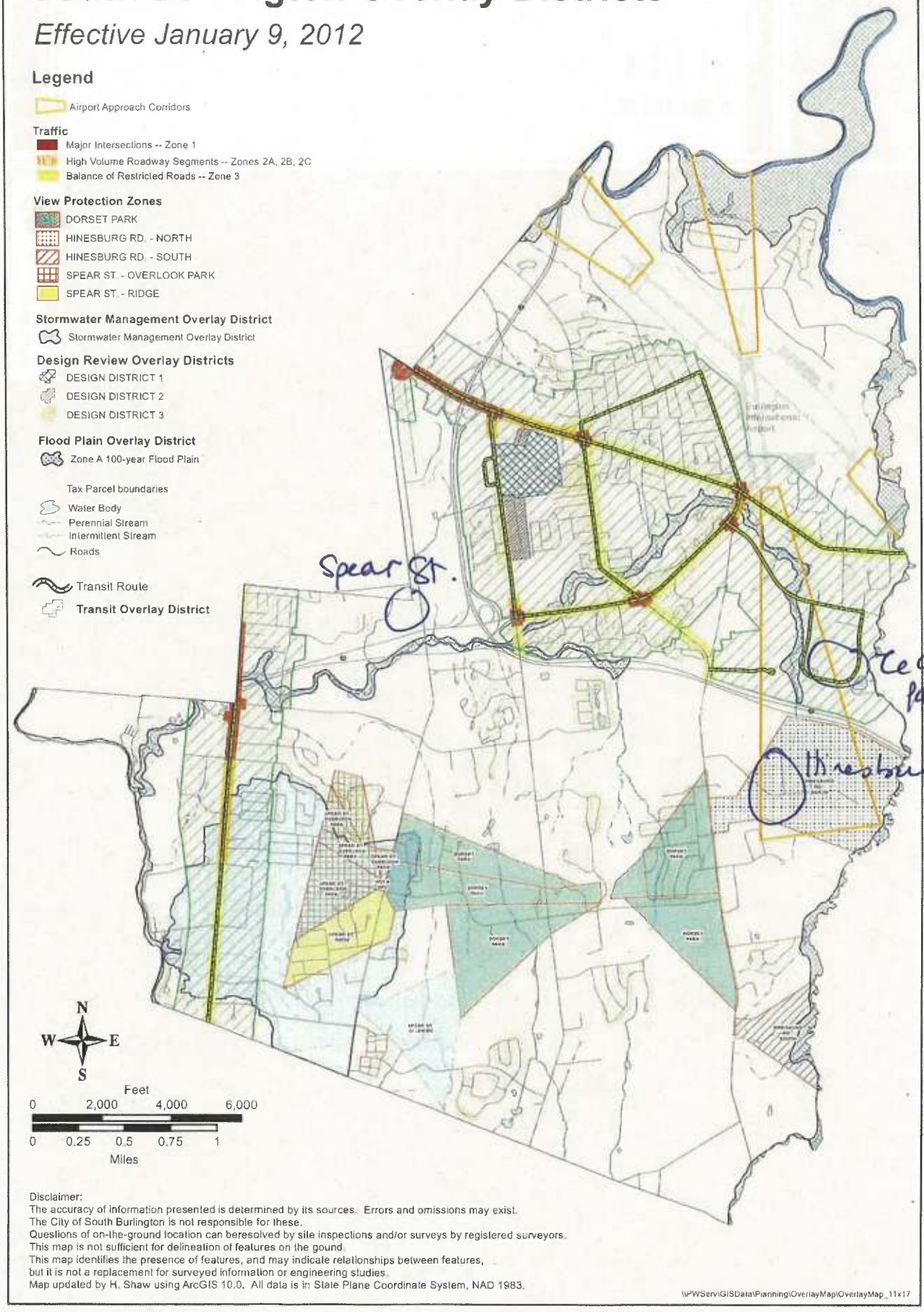
597587 v1: 4829-00018

Exhibit D - Photos of the Building and Property



South Burlington Overlay Districts

Effective January 9, 2012



Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist.
The City of South Burlington is not responsible for these.
Questions of on-the-ground location can beresolved by site inspections and/or surveys by registered surveyors.
This map is not sufficient for delineation of features on the gound.
This map identifies the presence of features, and may indicate relationships between features,
but it is not a replacement for surveyed information or engineering studies.
Map updated by H. Shaw using ArcGIS 10.0. All data is in State Plane Coordinate System, NAD 1983.

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VERMONT

Ground Surface Slope Map - **So Burl. - Technology Park**

Vermont Agency of Natural Resources

vermont.gov

1: 5,000

July 17, 2014

LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Endangered Species Map - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Area Habitat Blocks - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

1: 10,000

July 17, 2014

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Deer Yards - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Deer Wintering Areas

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Flood Hazard Areas - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Special Flood Hazard Areas (A Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_We... ...ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not li... to, the warranties of merchantability, or fitness for a particular use, nor ... any such warranties to be implied with respect to the data on this map.

VERMONT

Wetland Potential - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Conserved Lands - **So Burl. - Technology Park**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web[illegible]rcator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Waste Management Locations - So Burl. - Technology Park

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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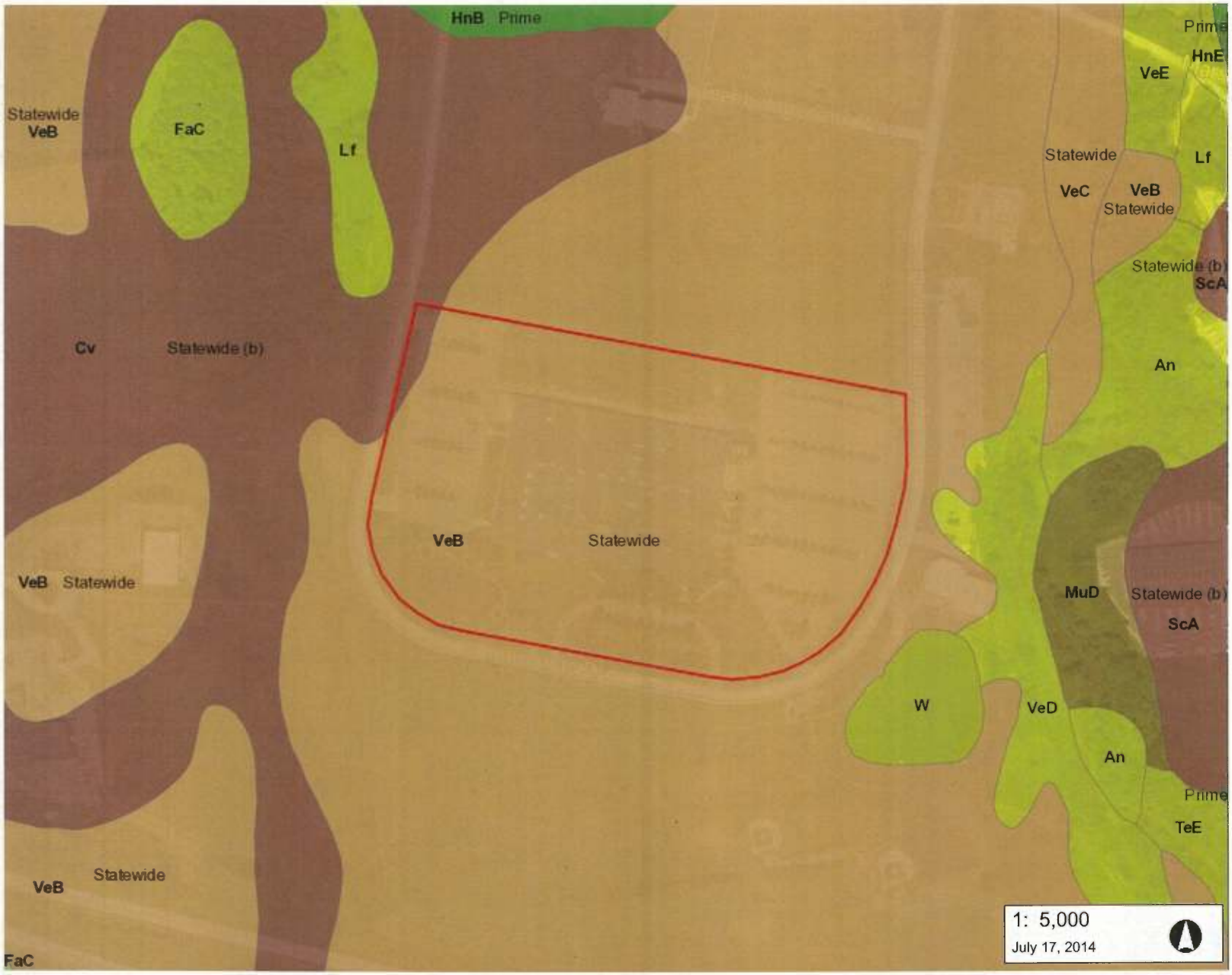
VERMONT

Area Soils Mapping - **So Burl. - Technology Park**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web...ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VeB: Vergennes clay, 2 to 6 percent slopes

VERGENNES SOILS formed in clayey glaciolacustrine deposits on lake plains. They are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.0 to 3.0 feet below the surface from Early Winter through late Spring. Permeability is slow or moderately slow in the surface layer, slow or very slow in the subsoil and very slow in the substratum. Depth to carbonates ranges from 18 to 40 inches.

This map unit is well suited to cultivated crops, hay and pasture. Erosion is a hazard. Working these soils when they are wet may result in a compacted, cloddy condition. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 6

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIc.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table in association with the minimal slope is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level, however, the minimal slope may prevent their use in many areas.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Vergennes	0-6	C	27-90	4.5 - 7.3	0.06-0.6	2.0-6.0	.49	.49	2
	6-14	C	60-90	4.5 - 7.3	0-0.2	0.5-2.0	.49	.49	
	14-25	C	60-90	5.6 - 8.4	0-0.2	0.5-2.0	.49	.49	
	25-65	C	60-90	7.9 - 8.4	0-0.06	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Vergennes	D	1.0-3.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Vergennes	Dwellings with basements:	Very limited	Depth to saturated zone
Vergennes	Pond reservoir areas:	Somewhat limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	15 Tons
Grass hay	4.5 Tons
Grass-clover	5.6 AUM
Alfalfa hay	4.5 Tons
Grass-legume hay	3.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Vergennes	Harvest equip operability:	Moderately suited	Low strength	Valley Clayplain Forest
Vergennes	Road suitability:	Moderately suited	Stickiness; high plasticit	
Vergennes	Erosion hazard (off-road):	Slight		

Cv: Covington silty clay

COVINGTON SOILS formed in clayey glaciolacustrine deposits on lake plains. They are very deep to bedrock and poorly drained. These soils have a water table at depths of 0.5 to 1.0 feet below the surface from Fall through late Spring. Permeability is slow or very slow in the surface layer and very slow in the subsoil and substratum. Depth to the carbonates material ranges from 20 to 60 inches.

This map unit is poorly suited to cultivated crops. If adequate drainage is provided, it is suited to hay and pasture. A seasonal high water table is a management concern. Working these soils when they are wet may result in a compacted, cloddy condition. Areas of this map unit may be classified as wetland and drainage may be regulated.

Important farmland classification: Statewide (b)	Land capability: 4 w	Vermont Agricultural Value Group: 6d

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVa.- This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. Excessive soil wetness in association with the minimal slope is the limiting condition. Prolonged periods of saturation at or near the soil surface do not allow for the proper functioning of septic systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Covington	0-8	SIC	40-90	5.6 - 7.3	0-0.2	4.0-16	.49	.49	2
	8-28	C	60-90	5.6 - 7.8	0-0.06	0.5-2.0	.49	.49	
	28-65	C	60-90	5.6 - 8.4	0-0.06	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Covington	D	0.5-1.0	None		None		Yes	---

LAND USE LIMITATIONS

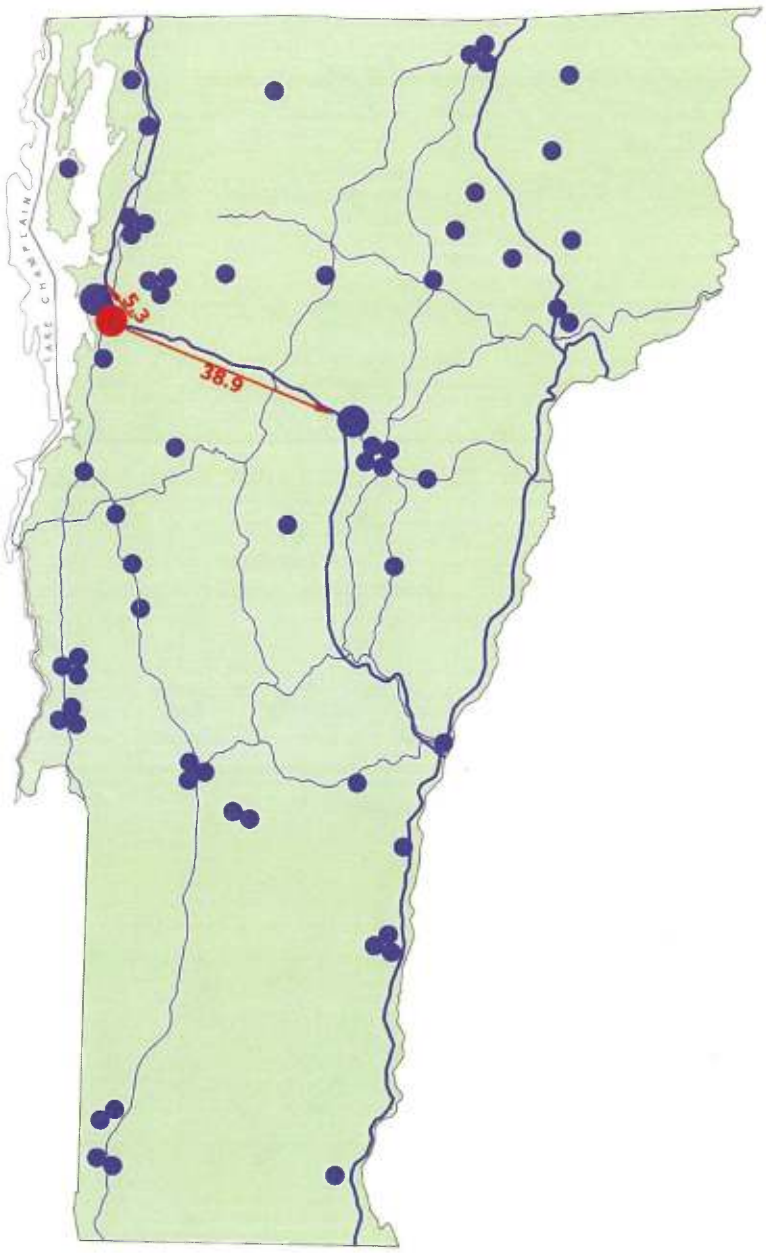
Soil name	Land use	Rating	Reason **
Covington	Dwellings with basements:	Very limited	Depth to saturated zone
Covington	Pond reservoir areas:	Not limited	

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	10 Tons
Grass hay	3 Tons
Pasture	5.5 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Covington	Harvest equip operability:	Poorly suited	Wetness	Wet Clayplain Forest Variant
Covington	Road suitability:	Poorly suited	Wetness	
Covington	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 28.2/40 (# 8)

SPEAR STREET (UVM), SOUTH BURLINGTON

Criteria, Scores, and Notes

1. 3.3/5 Large site, but much is used for experiments
   No room for more solar panels
2. 3.5/5 Somewhat limited for building configuration
3. 4.7/5 All utilities available, including fiberoptic
4. 3.0/5 Conditional use; deep setbacks and height restrictions; needs PUD approval and Act 250 amendment
5. 3.8/5 Compatible; bike path along front of site
6. 3.8/5 Some demolition; care for experiments
7. 2.3/5 Distant from Montpelier
8. 3.8/5 Close to UVM scientists and students

Size: 19 acres

Acquisition cost: $1/year ground lease
Rough cost to develop: +/- $700,000
TOTAL +/- $700,000

The UNIVERSITY of VERMONT

July 03, 2014

State of Vermont Property Services
2 Governor Aiken Avenue
Montpelier, Vermont 05633

The University of Vermont expresses its enthusiasm for discussing with the State of Vermont the potential of locating collaborative laboratories for the Department of Agriculture and the Department of Natural Resources on the UVM campus. We are responding to a notice to bidders seeking a parcel of land for this project. This is a non-traditional response in that we are not proposing the sale of land, but rather UVM proposes an effort to support collaboration between the State and UVM to solve critical problems related to agriculture and natural resources.

Attached you will find the detailed information requested about the parcel and a summary of how the parcel meets or exceeds the proposed requirements. The parcel is located in South Burlington on Spear Street approximately 1.6 miles south of exit 14 of I-89. It is approximately 19.19 acres with existing laboratory facilities supporting components of the School of Natural Resources as well as the U.S. Forestry Service.

Following the devastation of Hurricane Irene in 2011, the University opened its existing laboratories to the State as a temporary replacement for those laboratories lost in the storm. UVM suggests consideration of construction of the new laboratories of Department of Agriculture and Department of Natural Resources on this site to continue and expand the collaborative opportunities that have been developing between the State and University.

There is already an outstanding model for this type of colocation and collaboration with the nearly completed laboratories for the Vermont Department of Health in Colchester. Through collaborative efforts, the requirements of the State laboratories as well as needs of the University have been met in a cost effective and timely way.

Locating the State laboratories on campus creates numerous opportunities for collaboration including but not limited to:

- Significant interactions between the scientists of UVM and State to solve problems
- Opportunities for co-recruitment of scientists and staff
- Opportunities for students to work on important problems facing Vermont
- Savings through sharing of major equipment
- Creation of a critical mass of people working on common problems

The University recognizes the urgency to complete this project and is prepared to further develop a plan to accomplish that goal. Our respective teams have demonstrated the capacity and willingness to work

well together at both the scientific level as well as well as the project construction level. The opportunity to create collaboration between the State and UVM is one we are excited about pursuing.

We would look forward to immediate discussions to determine the feasibility of this collaboration.

Sincerely yours,

John N. Evans
Senior Advisor
89 Beaumont Ave.
Given E-201
The University of Vermont
Phone: 802-343-3132

Cc: Thomas Sullivan
David Rosowsky
Thomas Gustafson
Richard Galbraith
Richard Cate
Robert Vaughan

The University of Vermont
Proposed Land Parcel for:
State Agricultural and Environmental Collaborative Laboratory

Characteristics of Proposed Parcel:

Name of Parcel:	Edlund and Hoag Tracts
Existing Structures:	Science Laboratory - 15,163 gross square feet (GSF) Prep Building - 4,980 GSF Storage Building - 4,384 GSF Storage Shed - 216 GSF
Acreage:	19.19 acres
Municipal Services:	Power – Green Mountain Power Water – South Burlington Municipal Water Sewer - South Burlington Municipal Sewer Gas – Vermont Gas
Fiber Optic Availability:	University fiber ring existing, providing high speed connectivity
Permit Capability:	Parcel contains existing Science Lab of 15,163 GSF
Proximity to I-89:	1.6 miles
Parking:	Current 34 parking spaces, which can be expanded
Maneuverability:	Capacity to extend existing road on property to loop traffic
Exterior Outdoor Storage:	Capacity to provide storage for trailers/trucks/boats/kayaks/canoes
Floodplain/Storm water:	Parcel is not in floodplain and can retain storm water on site
Environmental Toxins:	Clear of any toxins
Building Capacity:	Parcel contains capability to construct 15,500 SF building footprint
Building Height:	South Burlington zoning (TBD)
Emissions:	Clean
Solar Collectors:	Existing 17 solar panel trackers on site


596 SPEAR ST
REGINALD & ROSE HEBERT
600 SPEAR ST
CLEMENTE & ARLENE COUILLARD
568 S. PROSPECT ST
BURLINGTON COUNTRY CLUB
696 SPEAR ST
ERIC & SUSAN AYERS
700 SPEAR ST
INGRID THEISEN
UVM PROPOSED PARCEL OF LAND: 19 19 ACRES
69 JOY DR
MEADOW BROOK CONDOMINIUMS (45 UNITS)
S PROSPECT
SPEAR
ROUTE 189 S
ROUTE 189 N
JOY DR
ABERDEEN
0 80 160 320 480 640
Feet
UVM BOUNDARY (APPROXIMATE)
UVM_PROPOSED_PARCEL_OF_LAND
BURLINGTON/S BURLINGTON LINE
N

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, EDITH C. HOAG, widow of South Burlington in the County of Chittenden and State of Vermont, grantor, in consideration of TEN AND MORE DOLLARS paid to me by UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE, a corporation organized and existing under the laws of the State of Vermont, with principal office at Burlington in the County of Chittenden and State of Vermont, grantee, do give, grant, bargain, sell and convey unto the said University of Vermont and State Agricultural College, its successors and assigns, the following described lands and premises lying in South Burlington and Burlington in said Chittenden County:

All and the same lands and premises that were conveyed to me, the said Edith C. Hoag, and my late husband Ezra M. Hoag by Arthur L. Walker by Warranty Deed dated October 17, 1925 and recorded in Vol. 87 Pages 581-2 of the Land Records of the City of Burlington, and in Vol. Page of the Land Records of the Town of So. Burlington.

Being a farm of land with all structures thereon, containing One Hundred forty-six and two third acres of land more or less, situated on the easterly and westerly sides of Spear Street. That portion lying on the westerly side of Spear Street, bounded northerly by lands now or formerly held by the Burlington Country Club, easterly by Spear Street, southerly by lands now or formerly held by Edward Norman and F. C. Fiske, and westerly by lands now or formerly held by the Burlington County Club and by said Fiske. That portion lying on the easterly side of Spear Street, bounded northerly and easterly by lands now or formerly held by Mary Fletcher Hospital, southerly by lands now or formerly held by A. A. Curry and westerly by Spear Street.

Reference is made to the deed herein referred to, in aid of this description.

TO HAVE AND TO HOLD with all the privileges and appurtenances thereof, unto the said University of Vermont and State Agricultural College and its successors and assigns forever.

But I, the said Edith C. Hoag do reserve unto myself the right to use for the storage of my household goods such two rooms in the farmhouse on said lands and premises as I shall agree on with the grantee or any representative of the grantee, such use to continue until the 1st

day of July 1945 and to cease on such day, but if, prior to such date I shall renounce the use of such rooms in writing, then my right to use them shall cease as of such date and the record of such writing made in the offices of the clerks of the towns in which said lands and premises are situated shall be a sufficient record of the abandonment of such use by me.

And I, the said Edith C. Hoag do covenant with the said University of Vermont and State Agricultural College that I am the sole owner of the said lands and premises in fee simple absolute; that I have the right to bargain and sell the same as herein done; that they are free and clear of all encumbrance; and that I will warrant and defend the same against all lawful claims whatsoever.

IN WITNESS WHEREOF I hereunto set my hand and seal at Burlington in the County of Chittenden and State of Vermont this 13th day of November 1944.

In the Presence of:

Edith C. Hoag L.S.

STATE OF VERMONT

CHITTENDEN COUNTY

At Burlington in said County this 13th day of November 1944 personally appeared before me Edith C. Hoag and she acknowledged the foregoing to be her free and voluntary act and deed.

Before me

Notary Public

FORM 1 VERMONT WARRANTY DEED

Know all Men by these Presents

That we, WALTER W. EDLUND and PHYLLIS A. EDLUND, husband and wife

of South Burlington in the County of Chittenden and State of Vermont Grantor s, in the consideration of Ten and more---------- Dollars paid to our full satisfaction by

THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE, an educational corporation, chartered by the Legislature of the State of Vermont, having its principal office at

~~of~~ Burlington in the County of Chittenden and State of Vermont Grantee, by these presents, do freely **Give, Grant, Sell, Convey and Confirm** unto the said Grantee

THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE

and its successors ~~heirs~~ and assigns forever, a certain piece of land in South Burlington in the County of Chittenden and State of Vermont, described as follows, viz: All of the lands together with the appurtenances thereto owned by the grantors in the Town of South Burlington lying on the west side of Spear Street and north of the land recently acquired by the State of Vermont for highway purposes, consisting of nineteen and one-half (19½) acres, more or less, located on the westerly side of Spear Street, bounded on the east by said Spear Street and land of grantee, on the south by lands of the State of Vermont acquired for highway purposes, on the west by lands of this grantee, and on the north by lands of this grantee.

The land herein conveyed is a portion of the same land and premises which were conveyed to the grantors herein by Julia D. and Frank L. Austin by their warranty deed dated August 28, 1941 and recorded in Volume 12, Page 496 of the Land Records of the Town of South Burlington.

Reference is hereby made to the foregoing deed and the record thereof in further aid of this description.

To have and to hold ~~said granted premises, with all the privileges and appurtenances thereof,~~ to the said Grantee

THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE

its successors ~~xxxxxx~~ and assigns, to their own use and behoof forever; And we the said Grantors

WALTER W. EDLUND and PHYLLIS A. EDLUND

for ourselves and our heirs, executors and administrators, do covenant with the said Grantee

THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE

and its successors ~~xxxx~~ and assigns, that until the ensealing of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **Free from every encumbrance;**

And we
hereby engage to **Warrant and Defend** *the same against all lawful claims whatever,*

In Witness Whereof, we *hereunto set* our *hand*s *and seal*s *this* 16th *day of* August *A. D. 19* 62

In Presence of

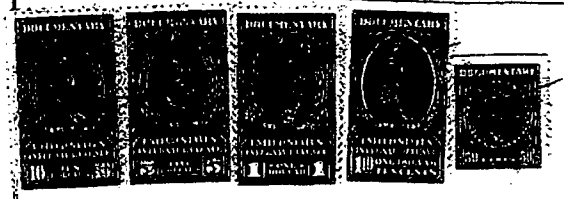
Marjorie S. Austin — Walter W. Edlund L.S.
Warren R. Austin, Jr. — Phyllis A. Edlund L.S.
L.S.
L.S.
L.S.

State of Vermont, CHITTENDEN **County** } ss. *At* Burlington *this* 16th *day of* August *A. D. 19* 62

WALTER W. EDLUND and PHYLLIS A. EDLUND

personally appeared, and they *acknowledged this instrument, by* them *sealed and subscribed, to be* their *free act and deed.*

Before me Warren R. Austin, Jr.
NOTARY PUBLIC



TOWN OF SOUTH BURLINGTON LAND RECORDS
BOOK 91 PAGE 39-41

WARRANTY DEED — APRIL 30, 1969

WALTER W. EDLUND AND PHYLLIS A. EDLUND
TO
THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE

KNOW ALL MEN BY THESE PRESENTS THAT WE, WALTER W. EDLUND AND PHYLLIS A. EDLUND OF SOUTH BURLINGTON IN THE COUNTY OF CHITTENDEN AND STATE OF VERMONT GRANTORS, IN THE CONSIDERATION OF TEN AND MORE DOLLARS PAID TO OUR FULL SATISFACTION BY THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE, A VERMONT CORPORATION HAVING A PLACE OF BUSINESS IN BURLINGTON IN THE COUNTY OF CHITTENDEN AND STATE OF VERMONT GRANTEE, BY THESE PRESENTS, DO FREELY GIVE, GRANT, SELL, CONVEY AND CONFIRM UNTO THE SAID GRANTEE THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE AND ITS SUCCESSORS AND ASSIGNS FOREVER, A CERTAIN PIECE OF LAND IN SOUTH BURLINGTON IN THE COUNTY OF CHITTENDEN AND STATE OF VERMONT, DESCRIBED AS FOLLOWS, VIZ:

A VACANT PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF SPEAR STREET DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE WESTERLY SIDE LINE OF SPEAR STREET WITH THE SOUTHERLY SIDE LINE OF THE INTERSTATE RIGHT OF WAY, SO-CALLED, THENCE PROCEEDING SOUTHERLY IN AND ALONG SAID WESTERLY SIDE LINE 1213 FEET MORE OR LESS TO A POINT; THENCE TURNING TO THE RIGHT AND PROCEEDING NORTHWESTERLY AND PROCEEDING IN AND ALONG THE LINE MARKED "PROPOSED PROPERTY LINE" AS SHOWN ON A PLAN ENTITLED PROPERTY PLAN, WALTER AND PHYLLIS A. EDLUND, SOUTH BURLINGTON, VERMONT REVISION NUMBER 2,3/4/68, 1545 FEET, MORE OR LESS TO THE COMMON BOUNDARY BETWEEN SAID EDLUNDS AND ONE WHEELOCK; THENCE TURNING TO THE RIGHT AND PROCEEDING NORTH 12° 30' EAST IN AND ALONG SAID BOUNDARY LINE 809 FEET MORE OR LESS TO A CONCRETE MONUMENT SET AT THE INTERSECTION OF SAID COMMON BOUNDARY LINE WITH THE SOUTHERLY INTERSTATE RIGHT OF WAY LINE; THENCE TURNING TO THE RIGHT AND PROCEEDING EASTERLY IN AND ALONG SAID INTERSTATE RIGHT OF WAY AS SHOWN ON SAID PLAN TO THE POINT OF BEGINNING.

THE PROPERTY HEREBY CONVEYED IS THAT PORTION OF LAND LABELED "33.0 ACRES + OR - WITHIN PROPOSED PROPERTY LINES" AS SHOWN ON A PLAN ENTITLED PROPERTY PLAN OF WALTER A. & PHYLLIS A. EDLUND, SOUTH BURLINGTON, VERMONT DATED 5/21/64, REVISED 3/4/68 A COPY OF WHICH PLAN IS ATTACHED TO THIS DEED AND A DUPLICATE COPY OF WHICH PLAN IS FILED FOR RECORD IN THE TOWN OF SOUTH BURLINGTON LAND RECORDS.

SAID PARCEL IS A PORTION OF THAT CONVEYED BY WARRANT DEED OF FRANK L. AND JULIA D. AUSTIN, DATED AUGUST 28, 1941 OF RECORD IN VOL. 12, PAGE 496 OF THE TOWN OF SOUTH BURLINGTON LAND RECORDS TO THE WITHIN GRANTORS.

REFERENCE IS MADE TO THE ABOVE MENTIONED DEED AND PLAN ALL IN FURTHER AID OF THIS DESCRIPTION.

TO HAVE AND TO HOLD SAID GRANTED PREMISES, WITH ALL THE PRIVELEGES AND APPURTENANCES THEREOF, TO THE SAID GRANTEE THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE AND ITS SUCCESSORS AND ASSIGNS, TO THEIR OWN USE AND BEHOOF FOREVER; AND WE THE SAID GRANTORS WALTER W. EDLUND AND PHYLLIS A. EDLUND FOR OURSELVES AND OUR HEIRS, EXECUTORS AND ADMINISTRATORS, DO COVENANT WITH THE SAID GRANTEE THE UNIVERSITY OF VERMONT AND STATE AGRICULTURAL COLLEGE AND ITS SUCCESSORS AND ASSIGNS, THAT UNTIL THE ENSEALING OF THESE PRESENTS WE ARE THE SOLE OWNERS OF THE PREMISES, AND HAVE GOOD RIGHT AND TITLE TO CONVEY THE SAME IN MANNER AFORESAID, THAT THEY ARE FREE FROM EVERY ENCUMBRANCE; EXCEPT AS ABOVE STATED. AND WE HEREBY ENGAGE TO WARRANT AND DEFEND THE SAME AGAINST ALL LAWFUL CLAIMS WHATEVER,

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 30TH DAY OF APRIL A.D. 1969 IN PRESENCE OF

CAROLYN Y. BESSETTE — WALTER W. EDLUND

LEONARD M. MERICHEU — PHYLLIS A. EDLUND

STATE OF VERMONT
CHITTENDEN COUNTY SS. AT SOUTH BURLINGTON THIS 30TH DAY OF APRIL A.D. 1969
WALTER W. EDLUND AND PHYLLIS A. EDLUND
PERSONALLY APPEARED, AND THEY ACKNOWLEDGED THIS INSTRUMENT, BY THEM SEALED AND SUBSCIBED, TO BE THEIR FREE ACT AND DEED. BEFORE ME CAROLYN Y. BESSETTE
NOTARY PUBLIC

STATE OF VERMONT

CHITTENDEN COUNTY

EDITH C. HOAG

TO

UNIVERSITY OF VERMONT

CITY CLERK'S OFFICE
BURLINGTON, VT.
Received Feb. 23, 1945 at 4 P.M.
for Record
And recorded in Vol. 122 on Page 421
of Warranty Deeds
Attest: [signature]
City Clerk

TOWN CLERK'S OFFICE
Burlington, Vt. Feb 14 1945
Received for record at 2:30 o'clock
P.M. and recorded in Vol 20 of
Warranty Deeds
on page 8
Attest: H. F. Lilley Town Clerk

WARRANTY DEED

LAW OFFICE

Town of South Burlington Land Records
Volume 20 Page 8

Warranty Deed — November 13, 1944

Edith C. Hoag
to
University of Vermont

KNOW ALL MEN BY THESE PRESENTS THAT I, Edith C. Hoag, widow of South Burlington in the County of Chittenden and State of Vermont Grantor, in consideration of Ten and more Dollars paid to me by University of Vermont and State Agricultural College, a corporation organized and existing under the laws of the State of Vermont, with principal office at Burlington in the County of Chittenden and State of Vermont, Grantee, do give, grant, bargain, sell, and convey unto the said University of Vermont and State Agricultural College, its successors and assigns, the following described lands and premises lying in South Burlington and Burlington in said Chittenden County:

All and the same lands and premises that were conveyed to me, the said Edith C. Hoag, and my late husband Ezra M. Hoag by Arthur L. Walker by Warranty Deed dated October 17, 1925 and recorded in Vol. 87 Pages 581-2 of the Land Records of the City of Burlington, and in Vol. 8 Page 451 of the Land Records of the Town of South Burlington.

Being a farm of land with all structures therein, containing One Hundred forth-six and two Thirds Acres of land more or less, situated on the easterly and westerly sides of Spear Street. That portion lying on the westerly side of Spear Street, bounded northerly by lands now or formerly held by the Burlington Country Club, easterly by Spear Street southerly by lands now or formerly held by Edward Norman and F.C. Fiske, and westerly by lands now or formerly held by the Burlington Country Club and by said Fiske. That portion lying on the easterly side of Spear Street, bounded northerly and easterly by lands now or formerly held by Mary Fletcher Hospital, southerly by Lands now or formerly held by A.A. Curry and westerly by Spear Street.

Reference is made to the deed herein referred to, in aid of this description.

To have and to hold with all the privileges and appurtenances thereof, unto the said University of Vermont and State Agricultural College and its successors and assigns forever.

But I, the said Edith C. Hoag do reserve unto myself the right to use for the storage of my household goods such two rooms in the farmhouse on said lands and premises as I shall agree on with the grantee or any representative of the Grantee, such use to continue until the first day of July 1945 and to cease on such day, but if, prior to such date I shall renounce the use of such rooms in writing, then my right to use them shall cease as of such date and record of such writing made in the offices of the Clerks of the towns in which said lands and premises are situated shall be a sufficient record of the abandonment of such use by me.

And I, the said Edith C. Hoag do covenant with said University of Vermont and State Agricultural College that I am the sole owner of the said lands and premises in fee simple absolute; that I have the right to bargain and sell the same as herein done; that they are free and clear of all encumbrance; and that I will warrant and defend the same against all lawful claims whatsoever.

= IN WITNESS WHEREOF I hereunto set my hand and seal at Burlington in the County of Chittenden and State of Vermont this 13th day of November 1944.

In the Presence of:

/s/ Bernard J. Leddy — /s/ Edith C. Hoag seal

/s/ Louis Lisman

State of Vermont :
Chittenden County: ss. At Burlington in said County this 13th day of November 1944 personally appeared before me Edith C. Hoag and she acknowledged the foregoing to be her free and voluntary act and deed.

Bernard J. Leddy
Notary Public

Revenue Stamps
$26.40

Received for record February 14, 1945 at 2:30 P.M.

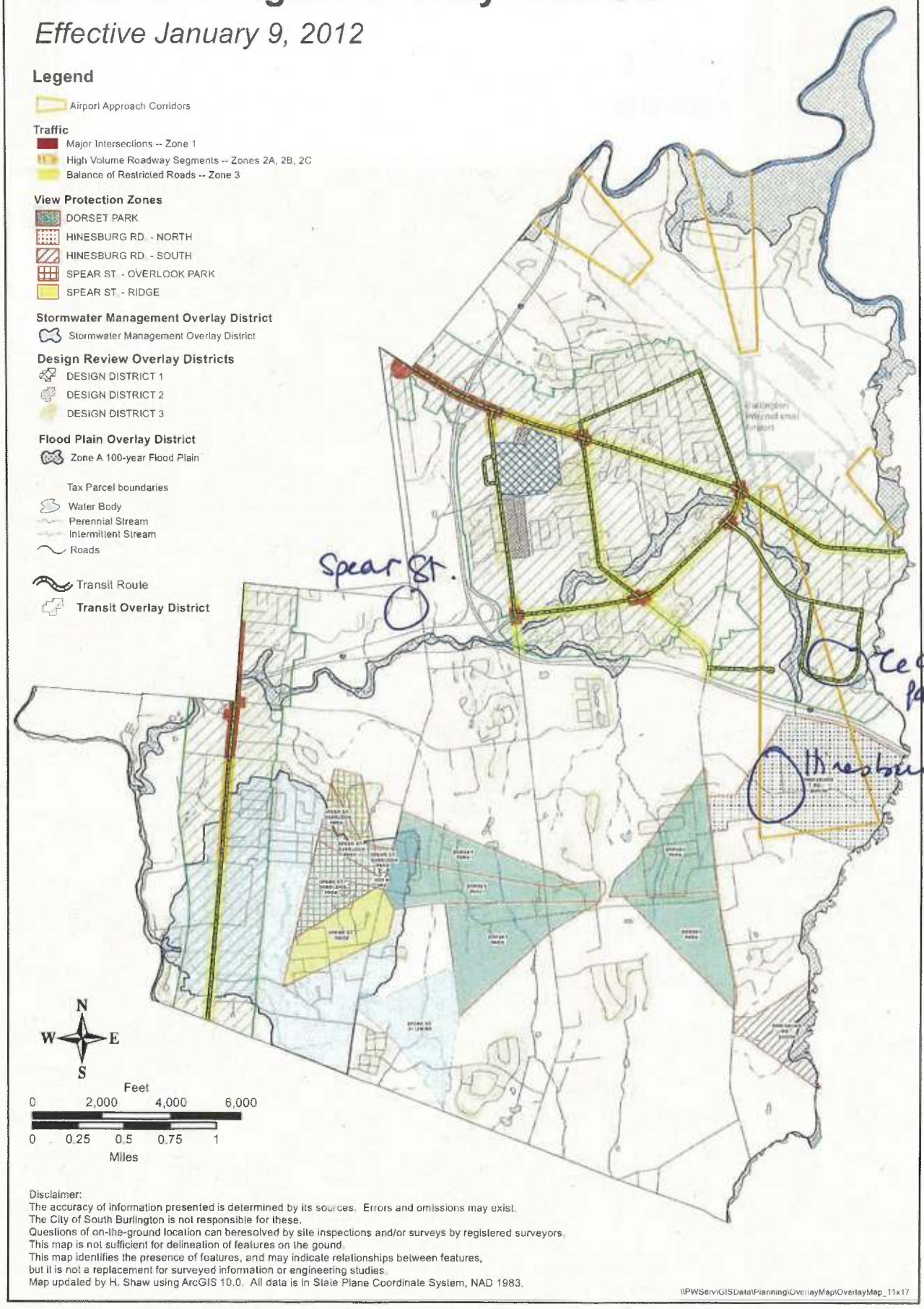
/s/ H.F. Tilley
Town Clerk

I Hereby certify that the foregoing is a true copy

/s/ H.F. Tilley
Town Clerk

South Burlington Overlay Districts

Effective January 9, 2012



Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist.
The City of South Burlington is not responsible for these.
Questions of on-the-ground location can beresolved by site inspections and/or surveys by registered surveyors.
This map is not sufficient for delineation of features on the gound.
This map identifies the presence of features, and may indicate relationships between features,
but it is not a replacement for surveyed information or engineering studies.
Map updated by H. Shaw using ArcGIS 10.0. All data is in State Plane Coordinate System, NAD 1983.

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VERMONT

Ground Surface Slope Map - **So Burlington - Spear St**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web[illegible]ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not li[illegible] to, the warranties of merchantability, or fitness for a particular use, nor [illegible] any such warranties to be implied with respect to the data on this map.

VERMONT

Endangered Species Map - So Burlington - Spear St

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Area Habitat Blocks - **So Burlington - Spear St**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

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VERMONT

Deer Yards - So Burlington - Spear St

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Deer Wintering Areas

NOTES

Map created using ANR's Natural Resources Atlas

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WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Flood Hazard Areas - **So Burlington - Spear St**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Special Flood Hazard Areas (A
Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web...ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Wetland Potential - So Burlingto... - Spear St

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Conserved Lands - **So Burlington - Spear St**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web...rcator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Waste Management Locations - So Burlington - Spear St

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

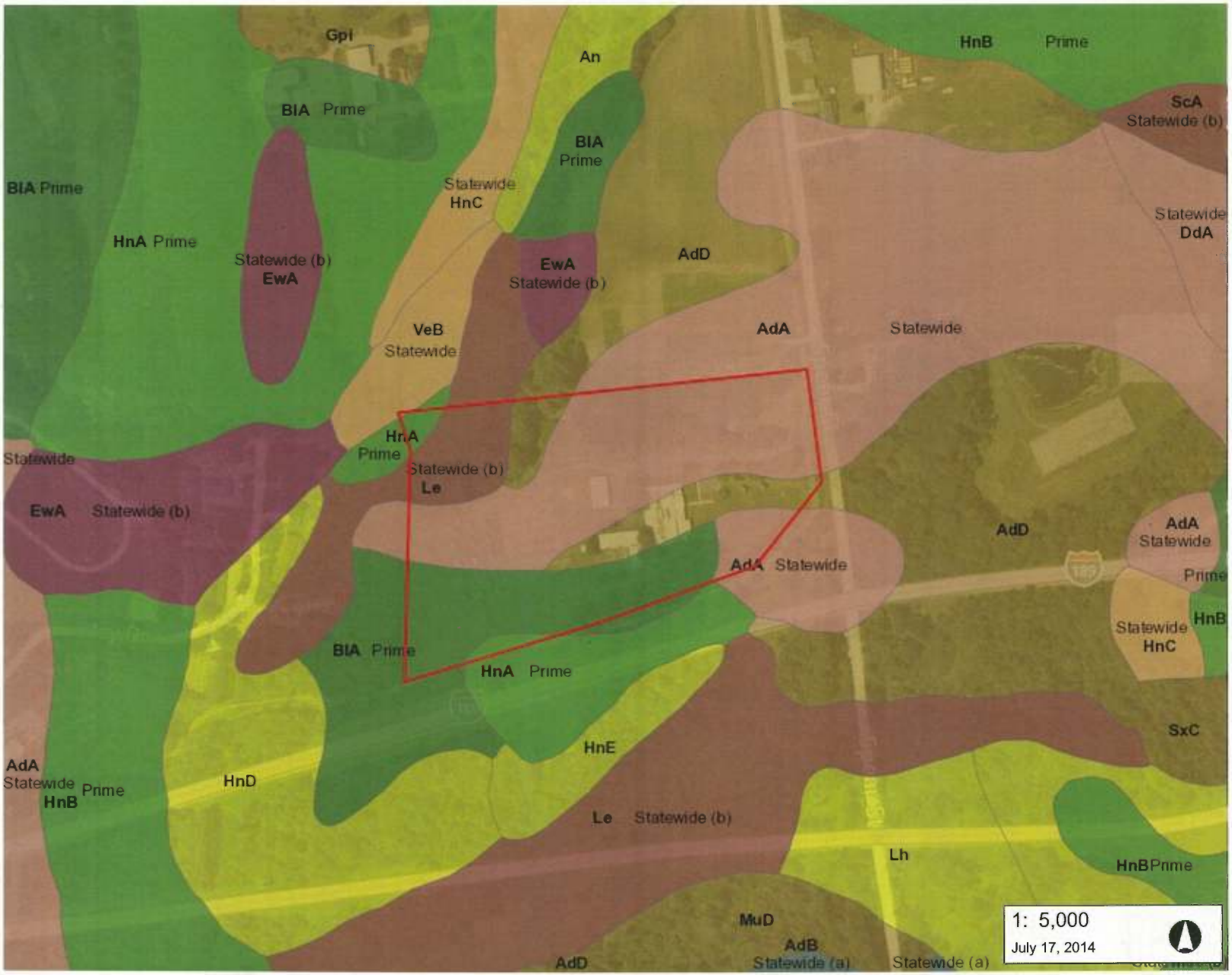
THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Area Soils Mapping - **So Burlington - Spear St**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VeB: Vergennes clay, 2 to 6 percent slopes

VERGENNES SOILS formed in clayey glaciolacustrine deposits on lake plains. They are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.0 to 3.0 feet below the surface from Early Winter through late Spring. Permeability is slow or moderately slow in the surface layer, slow or very slow in the subsoil and very slow in the substratum. Depth to carbonates ranges from 18 to 40 inches.

This map unit is well suited to cultivated crops, hay and pasture. Erosion is a hazard. Working these soils when they are wet may result in a compacted, cloddy condition. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 6

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIc.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table in association with the minimal slope is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level, however, the minimal slope may prevent their use in many areas.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Vergennes	0-6	C	27-90	4.5 - 7.3	0.06-0.6	2.0-6.0	.49	.49	2
	6-14	C	60-90	4.5 - 7.3	0-0.2	0.5-2.0	.49	.49	
	14-25	C	60-90	5.6 - 8.4	0-0.2	0.5-2.0	.49	.49	
	25-65	C	60-90	7.9 - 8.4	0-0.06	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Vergennes	D	1.0-3.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Vergennes	Dwellings with basements:	Very limited	Depth to saturated zone
Vergennes	Pond reservoir areas:	Somewhat limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	15 Tons
Grass hay	4.5 Tons
Grass-clover	5.6 AUM
Alfalfa hay	4.5 Tons
Grass-legume hay	3.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Vergennes	Harvest equip operability:	Moderately suited	Low strength	Valley Clayplain Forest
Vergennes	Road suitability:	Moderately suited	Stickiness; high plasticit	
Vergennes	Erosion hazard (off-road):	Slight		

AdA: Adams and Windsor loamy sands, 0 to 5 percent slopes

These soils formed in glaciofluvial or glaciolacustrine sands on outwash plains, lake plains, terraces and eskers. ADAMS SOILS are very deep to bedrock and somewhat excessively drained and excessively drained. Permeability is rapid in the solum and very rapid in the substratum. Some areas of these soils have contrasting very gravelly deposits below a depth of 40 inches. WINDSOR SOILS are very deep to bedrock and excessively drained. Permeability is rapid or very rapid.

This map unit is suited to cultivated crops, hay and pasture. Low available water capacity and droughtiness are the major management concerns.

Important farmland classification: Statewide	Land capability: 3 s	Vermont Agricultural Value Group: 6

Vermont Residential Wastewater Disposal - Group and Subgroup:

Ia.- This unit is well suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The rapid permeability in the substratum is a concern. Backfilling absorption trenches with at least one foot of finer textured material or other site modifications may be necessary to slow the percolation rate enough to allow for thorough filtering of effluent.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Adams	0-7	LS	0-5	3.6 - 6.0	6-20	2.0-5.0	.17	.17	5
	7-30	LFS	0-5	4.5 - 6.0	6-20	1.0-3.0	.17	.17	
	30-65	LFS	0-5	4.5 - 6.5	20-100	0.0-0.5	.17	.17	
Windsor	0-6	LS	1-3	4.5 - 6.0	6-20	2.0-4.0	.17	.17	5
	6-23	LS	0-3	4.5 - 6.0	6-20	0.5-2.0	.17	.17	
	23-65	COS	0-2	4.5 - 6.5	6-20	0.0-0.5	.10	.10	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Adams	A	---	None		None		No	---
Windsor	A	---	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Adams	Dwellings with basements:	Not limited	
Windsor	Dwellings with basements:	Not limited	
Adams	Pond reservoir areas:	Very limited	Seepage
Windsor	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	16 Tons
Grass-legume hay	4 Tons
Pasture	4.5 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason
Adams	Harvest equip operability:	Well suited	
Windsor	Harvest equip operability:	Well suited	
Adams	Road suitability:	Well suited	
Windsor	Road suitability:	Well suited	
Adams	Erosion hazard (off-road):	Slight	
Windsor	Erosion hazard (off-road):	Slight	

Vermont natural communities

Hemlock-Northern Hardwood Forest, Hemlock-White Pine-Northern Hardwood Forest Variant, White Pine-Northern Hardwood Forest Variant, Hemlock Forest

AdD: Adams and Windsor loamy sands, 12 to 30 percent slopes

These soils formed in glaciofluvial or glaciolacustrine sands on outwash plains, lake plains, terraces and eskers. ADAMS SOILS are very deep to bedrock and somewhat excessively drained and excessively drained. Permeability is rapid in the solum and very rapid in the substratum. Some areas of these soils have contrasting very gravelly deposits below a depth of 40 inches. WINDSOR SOILS are very deep to bedrock and excessively drained. Permeability is rapid or very rapid.

This map unit is poorly suited to cultivated crops, hay and pasture because of the low available water capacity or droughtiness, the water erosion hazard and equipment limitations associated with slope.

Important farmland classification: NPSL	Land capability: 6 e	Vermont Agricultural Value Group: 8

Vermont Residential Wastewater Disposal - Group and Subgroup:

Ib.- This unit is well suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The rapid permeability in the substratum and slopes greater than 20 percent in some areas are concerns. Backfilling absorption trenches with at least one foot of finer textured material or other site modifications may be necessary to slow the percolation rate enough to allow for thorough filtering of effluent. There may be less-sloping areas within the unit that are suitable for siting a septic system, or, if feasible, cut anc fill site modifications may produce an acceptable area within the unit. An erosion prevention and sediment control plan is required by the State for construction on sites over 20 percent slope.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Adams	0-7	LS	0-5	3.6 - 6.0	6-20	2.0-5.0	.17	.17	5
	7-30	LFS	0-5	4.5 - 6.0	6-20	1.0-3.0	.17	.17	
	30-65	LFS	0-5	4.5 - 6.5	20-100	0.0-0.5	.17	.17	
Windsor	0-6	LS	1-3	4.5 - 6.0	6-20	2.0-4.0	.17	.17	5
	6-23	LS	0-3	4.5 - 6.0	6-20	0.5-2.0	.17	.17	
	23-65	COS	0-2	4.5 - 6.5	6-20	0.0-0.5	.10	.10	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Adams	A	---	None		None		No	---
Windsor	A	---	None		None		No	---

LAND USE LIMITATIONS **AGRICULTURAL YIELD DATA**

Soil name	Land use	Rating	Reason **	Crop name	Yield / acre
Adams	Dwellings with basements:	Very limited	Slope		
Windsor	Dwellings with basements:	Very limited	Slope		
Adams	Pond reservoir areas:	Very limited	Seepage		
Windsor	Pond reservoir areas:	Very limited	Seepage		

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Adams	Harvest equip operability:	Moderately suited	Slope	Hemlock-Northern Hardwood Forest, Hemlock-White Pine-Northern Hardwood Forest Variant, White Pine-Northern Hardwood Forest Variant, Hemlock Forest
Windsor	Harvest equip operability:	Moderately suited	Slope	
Adams	Road suitability:	Poorly suited	Slope	
Windsor	Road suitability:	Poorly suited	Slope	
Adams	Erosion hazard (off-road):	Moderate	Slope/erodibility	
Windsor	Erosion hazard (off-road):	Moderate	Slope/erodibility	

BIA: Belgrade and Eldridge soils, 0 to 3 percent slopes

Eldridge soils formed in sandy glaciofluvial or aeolian deposits over stratified loamy glaciolacustrine deposits and Belgrade soils formed in loamy glaciolacustrine deposits on lake plains and terraces. BELGRADE SOILS are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.5 to 3.5 feet below the surface from late Fall through early Spring. Permeability is moderate in the solum and slow to moderately rapid in the substratum. Below 40 inches some pedons have layers of gravelly sand or sand.

This map unit is well suited to cultivated crops, hay and pasture. Working these soils when they are wet may result in a compacted, cloddy condition. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Prime	Land capability: 2 w	Vermont Agricultural Value Group: 1

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIc.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table in association with the minimal slope is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level, however, the minimal slope may prevent their use in many areas.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Belgrade	0-7	VFSL	4-15	4.5 - 7.3	0.6-2	1.0-5.0	.49	.49	5
	7-23	VFSL	4-15	4.5 - 7.3	0.6-2	0.5-3.0	.64	.64	
	23-60	VFSL	2-20	6.1 - 7.8	0.06-6	0.0-1.0	.64	.64	
Eldridge	0-9	LFS	1-5	5.1 - 7.3	6-20	2.0-4.0	.24	.24	5
	9-27	LFS	1-5	5.1 - 7.3	6-20	0.5-2.0	.24	.24	
	27-60	SIL	3-18	5.1 - 7.3	0.06-0.6	0.0-0.5	.43	.43	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Belgrade	B	1.5-3.5	None		None		No	---
Eldridge	C	1.0-2.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Belgrade	Dwellings with basements:	Very limited	Depth to saturated zone
Eldridge	Dwellings with basements:	Very limited	Depth to saturated zone
Belgrade	Pond reservoir areas:	Somewhat limited	Seepage
Eldridge	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-clover	7.5 AUM
Grass-legume hay	4 Tons
Alfalfa hay	4.5 Tons
Corn silage	24 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason
Belgrade	Harvest equip operability:	Moderately suited	Wetness
Eldridge	Harvest equip operability:	Moderately suited	Wetness
Belgrade	Road suitability:	Moderately suited	Wetness
Eldridge	Road suitability:	Moderately suited	Wetness
Belgrade	Erosion hazard (off-road):	Slight	
Eldridge	Erosion hazard (off-road):	Slight	

Vermont natural communities

Northern Hardwood Forest,
Rich Northern Hardwood Forest,
Sugar Maple-Ostrich Fern Riverine Floodplain Forest

HnA: Hinesburg fine sandy loam, 0 to 3 percent slopes

HINESBURG SOILS formed in sandy glaciofluvial deposits over loamy glaciolacustrine deposits on lake plains and deltas. They are very deep to bedrock and well drained. These soils have a perched water table at depths of 1.5 to 2.5 feet below the surface from late Fall through late Spring. Permeability is rapid in the solum and moderately slow in the substratum.

These soils are suited to cultivated crops and well suited to hay and pasture. Low available water capacity and droughtiness are the major management concerns.

Important farmland classification: Prime	Land capability: 2 s	Vermont Agricultural Value Group: 3

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIh.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the primary concern. Mound system construction and other site modifications are often necessary. On sloping sites, curtain drains can help lower the water table to an acceptable level. In some cases, a detailed, site-specific analysis with groundwater level monitoring and determination of induced groundwater mounding may be required to establish the suitability of this unit.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Hinesburg	0-8	FSL	1-5	5.6 - 6.5	6-20	3.0-6.0	.24	.24	5
	8-28	LFS	1-5	5.6 - 6.5	6-20	0.5-2.0	.24	.24	
	28-65	VFSL	3-16	5.1 - 7.3	0.2-0.6	0.0-0.5	.43	.43	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Hinesburg	C	2.0-4.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Hinesburg	Dwellings with basements:	Somewhat limited	Depth to saturated zone
Hinesburg	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-clover	5.6 AUM
Alfalfa hay	4 Tons
Grass-legume hay	3.5 Tons
Corn silage	16 Tons
Grass hay	3 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Hinesburg	Harvest equip operability:	Well suited		White Pine-Red Oak-Black Oak Forest, White Pine-Northern Hardwood Forest Variant, Sugar Maple-Ostrich Fern Riverine Floodplain Forest
Hinesburg	Road suitability:	Well suited		
Hinesburg	Erosion hazard (off-road):	Slight		

Le: Limerick silt loam

LIMERICK SOILS formed in loamy alluvium on flood plains that are frequently flooded for brief duration from late Fall through late Spring. They are very deep to bedrock and poorly drained. These soils have a water table at depths of 0 to 1.5 feet below the surface from late Fall through late Spring. Permeability is moderate.

These soils are suited to cultivated crops if adequate drainage is provided. They are well suited to hay and pasture. A seasonal high water table may inhibit the establishment of some crops. Flooding is a hazard, but is of short duration and usually occurs in the spring. Tillage operations may be delayed in some years. Areas of this soil may be classified as wetland and drainage may be regulated.

Important farmland classification: Statewide (b)	Land capability: 3 w	Vermont Agricultural Value Group: 4d

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVa.- This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. Excessive soil wetness in association with the minimal slope is the limiting condition. Prolonged periods of saturation at or near the soil surface do not allow for the proper functioning of septic systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Limerick	0-5	SIL	4-10	5.1 - 7.3	0.6-2	2.0-5.0	.49	.49	5
	5-28	SIL	2-10	5.6 - 7.3	0.6-2	0.0-2.0	.49	.49	
	28-65	SIL	1-8	5.6 - 7.3	0.6-2	0.0-2.0	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Limerick	C	0.0-1.5	Frequent	Brief	None		Yes	---

LAND USE LIMITATIONS

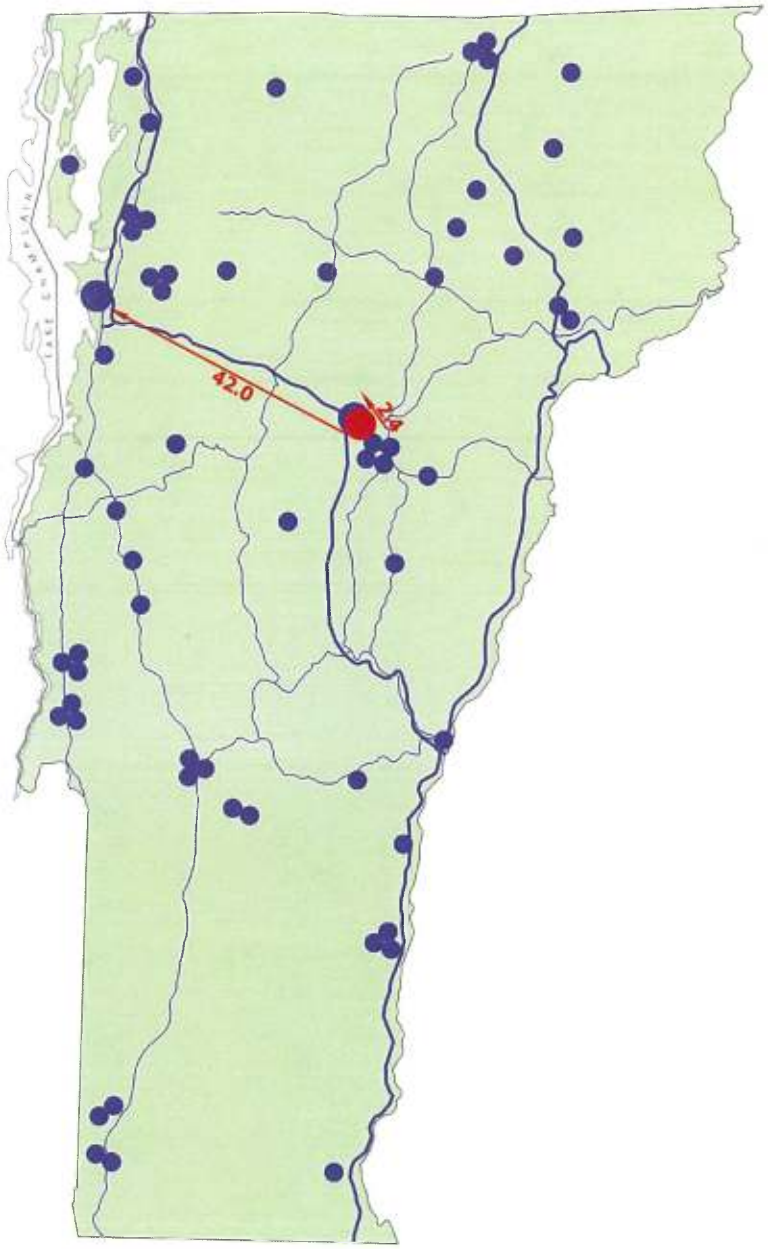
Soil name	Land use	Rating	Reason **
Limerick	Dwellings with basements:	Very limited	Flooding
Limerick	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	20 Tons
Grass-clover	5.6 AUM
Grass-legume hay	3.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Limerick	Harvest equip operability:	Poorly suited	Wetness	Silver Maple-Sensitive Fern Riverine Floodplain Forest, Alluvial Shrub Swamp, Alder Swamp, River Mud Shore, Red Maple-Black Ash Swamp
Limerick	Road suitability:	Poorly suited	Flooding	
Limerick	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 27.8/40 (# 9)

TWO RIVERS FARM, MONTPELIER

Criteria, Scores, and Notes

1. 4.2/5 Site is spacious with room for fields, solar array, and expansion
2. 2.8/5 Site is in a floodway; will need fill
3. 4.3/5 All utilities available, including fiberoptic
4. 3.3/5 Conditional use. Phase I complete. NEPA is required, plus Corps of Engineers for floodway
5. 3.8/5 Commercial neighborhood
6. 2.7/5 Demolition of historic building or move it
7. 3.7/5 Close to Montpelier
8. 3.0/5 Possible demonstration site for agriculture

Size: 18.4 acres

Acquisition cost: $245,000

Rough cost to develop: $800,000 - $950,000

TOTAL $1,050,000 +

CONNOR BROTHERS – MONTPELIER ARMORY, LLC

1100 U.S. Route 2
Berlin, VT 05602
Phone (802) 223-3843, Fax (802) 223-3888
fred@connorcontractinginc.com

July 1, 2014

Bill Laferriere
Director of Property Services
Department of Buildings and General Services
Agency of Administration
State of Vermont
2 Governor Aiken Avenue
Montpelier, VT 05633-7001

Subject: Proposed State Agricultural and Environmental Collaborative Laboratory
Parcel B: Five Home Farm Way, Montpelier, Vermont

Dear Bill:

In response to the Notice to Bidders for the subject proposed facility, we are pleased to offer the subject property for sale to the State of Vermont, on behalf of the owner, Food Work's Two-Rivers Center for Sustainability, Inc. (Food Works). As per the attached letters, we have been authorized to offer the property for sale to the State of Vermont by Food Works, Vermont Housing and Conservation Board (VHCB) and Preservation Trust of Vermont (PTV). A separate proposal for our adjacent parcel (**Parcel A**) is enclosed.

Below, in bold type, we have restated the RFP items, followed by our comments:

1. **Site plan with adjoining owners identified:**
Attached please find an Existing Conditions site plan, proposed Site Plan and proposed Grading Plan dated 07 MAR 12; this project was not completed. Also attached is an existing conditions floor plan labeled "Sketch of Subject Improvements". The total current building area is 5,665 SF, excluding the basement.

2. **Copy of deed:** Attached please find the deed. As cited above, Food Works has granted to VHCB and PTV a Grant of Historic Preservation Easement as well as a Grant of Development Rights, Conservation Restrictions, and Public Access Easement which are available upon request.

   Attached please find a letter dated 2/5/03 from Liz Pritchett, Historic Preservation Consultant to Karen Freeman, VHCB entitled "Determination of Outstanding Significance and Distinctive Features", and, the "National Historic Registry Application" for the subject property.

3. **Documentation as to how the property meets the State's needs as set forth in the Notice to Bidders:**

   A. **Minimum 5 acres:** The subject property is 18.4 acres.

   B. **Municipal Services (power, water, sewer):** The subject property is able to be served by three-phase electric (Green Mountain Power) and municipal water and

sewer (City of Montpelier). Attached please find the Wastewater System and Potable Water Supply Permit for the subject project (WW-5-5064).

C. **Fiber optic is desirable:** The subject property is in close proximity to fiber optic service which is in place at the adjacent Connor property.

D. **Permittable for an environmental laboratory, including local zoning and Act 250:** The subject property is located in Montpelier's Industrial Zoning District. "Research Facility" is a Conditional Use. The subject property is an Act 250 site.

Note: The subject proposal involves the redevelopment of a significant historic building, rather than a less favorable "green field" development.

E. **Proximity to major state interstates:** The subject property has frontage on U.S. Route 2, near the U.S. Route 2/302 Roundabout and is in very close proximity to both Exits 7 and 8 of I-89.

Note: The City of Montpelier is planning to extend the Montpelier Bike Path from Stone Cutters Way to the Central Vermont Memorial Civic Center in 2015 which will provide direct access from the subject property to Downtown Montpelier via a section of the bike path along U.S. Route 2.

F. **Parking for approximately 50 vehicles:** Parking requirements are proposed to be met in conjunction with the adjacent Connor property.

G. **Maneuverability and parking for 20' long trucks:** Access and egress requirements are proposed to be met in conjunction with the adjacent Connor property.

H. **Exterior outdoor (fenced) storage is desirable, 2000-3000 SF; (5) 8' trailers, (2) 14' trailers, (4) trucks, (5) 20' boats, kayaks, canoes:** This requirement is proposed to be met on the adjacent Connor property.

I. **Clear of flood plains and able to retain storm water on-site:** It is our understanding that the first-floor elevation is 2.30' above the 100-year floodplain. It is our understanding that: "The 2011 Pre-Memorial Day Severe Weather Outbreak and Flash Flood Event", as it was labeled by the National Weather Service flooded a portion of the agricultural field, with some basement seepage via a formerly ramped entry where a retaining wall and steps have since been constructed.

The site does not currently feature a retention or detention pond. The proposed site plan featured grass swales and a level spreader.

J. **Clear of environmental toxins or clear action plan for identified toxins:** Attached is the narrative for the Phase I Environmental Site Assessment (ESA) performed by Stone Environmental, Inc., dated October 6, 2000 as well as an ESA exhibit which is a letter from Clay Point Associates, Inc. to Stone Environmental regarding: "Limited Screening for Asbestos Containing Materials and Lead-Based Paint". Also, attached is an asbestos abatement Final Report from Clay Point Associates, Inc. to Two Rivers Center dated 2/19/07. We are researching the status of lead paint assessment/abatement in conjunction with Food Works.

K. **Building with 15,500 SF footprint; approximately 50'x 350':** Please see comments under 3.L. below.

L. **Two-story building approximately 30' high, plus 14' high penthouse and exhaust stacks:** Pending review of the building program, Connor is proposing on the adjacent site, either a one-story layout with a 12,000- 15,000 SF addition; or, a new two-story building on most or all of the existing contiguous 17,420 SF main building footprint. The subject property is being offered for consideration as alternate historic space for a portion of the space requirements, together with the agricultural and riverfront property as a "living laboratory".

M. **This building will have clean emissions:** Acknowledged.

N. **Possible solar collectors:** Assuming a one-story layout, we assume that there will be space available for installation of roof-mounted solar collectors on the adjacent Connor property.

O. **Room for ground solar collectors is desirable but not required:** Assuming a two-story layout, we believe that there will be space available for installation of ground solar collectors on the southern end of the Connor property.

4. **Asking price:** Food Works is offering the property at the price of $245,000.00. Separately, Tenant is to contract with Connor Brothers - Montpelier Armory, LLC's affiliate, Connor Contracting, Inc. for all Tenant fit-up requirements under a Construction Management Agreement with all construction management agreement terms and conditions to be finalized pending definition of the Scope of Work by Tenant's design team.

5. **Cost of one-year option to purchase:** Cost of one-year option to lease is $2,500/month.

Thank you for the opportunity to submit this proposal.

We look forward to showing you this site at your convenience and learning more about this important facility.

Thank you for your consideration.

Sincerely,

Fred J. Connor III
Member
Connor Brothers - Montpelier Armory, LLC

Cc: Stephen W. Connor
Michael V. Connor
John P. Connor

FOOD WORKS

PLANTING SEEDS TO FEED A CHANGING WORLD

June 30, 2014

Fred J. Connor III
Connor Brothers Montpelier Armory LLC
1100 U.S. Route 2
Berlin, Vermont 05602

Dear Fred,

I am writing on behalf of Food Works at Two Rivers Center ("Food Works") at the request of its Chair, Cathy Berry.

Food Works authorizes Connor Brothers Montpelier Armory LLC to submit the Food Works property on Route 2 in Montpelier, commonly known as the Two Rivers Center for Sustainability, to the State for consideration as a site for the Proposed State Agriculture and Environmental Collaborative Laboratory (the "Project"). The property is offered in its present condition, subject to all easements, restrictive covenants and other legal obligations which exist at the present time.

The proposed purchase price for the Food Works property is $245,000. Food Works also offers to enter into a one (1) year option agreement with the State to allow it to purchase the property at the price of $245,000 for up to one (1) year, but would be free under the terms of the option to sell the property to other buyers during that period. The one (1) year option agreement would be cancellable by either party upon thirty (30) days written notice, with an option fee of $2,500.00 per month.

I also transmit herewith a memorandum dated June 26, 2014 and signed by representatives of the Vermont Housing and Conservation Board and the Preservation Trust of Vermont, Inc. approving this course of action.

PO Box 286, Montpelier, VT 05602 802.223.5939 (phone)
email: louwcherry@gmail.com

Food Works at Two Rivers Center is a charitable organization under the 501(c)3 code of the Internal Revenue Service. Your gift is tax-deductible.

FOOD WORKS
at
TWO RIVERS CENTER

PLANTING SEEDS TO FEED A CHANGING WORLD

Please let me know if you need anything further to move forward and submit the RFP to the State of Vermont.

Best regards,

Scott Cameron, Board Member
Food Works at Two Rivers

cc: Cathy Berry (via electronic mail only)
Karen Freeman (via electronic mail only)
Food Works Board Members (via electronic mail only)

enc: June 26, 2014 Memorandum from Vermont Housing and Conservation Board and the Preservation Trust of Vermont, Inc.

PO Box 286, Montpelier, VT 05602 802.223.5939 (phone)
email: louwcherry@gmail.com

MEMO

To: Food Works' Two Rivers Center for Sustainability Board of Directors

From: Vermont Housing and Conservation Board, and Preservation Trust of Vermont, Inc.

Subject: 5 Home Farm Way, Montpelier, Vermont

Date: 6/26/14

Connor Brothers – Montpelier Armory LLC ("Connor Brothers") has submitted a request to Food Works' Two Rivers Center for Sustainability, Inc. ("Food Works") for authorization to offer Food Works' 18.4 acre property located at 5 Home Farm Way in Montpelier, for sale to the State of Vermont. The request is being made to enable Connor Brothers to offer the Food Works property to the State for consideration as a site for the Proposed State Agriculture and Environmental Collaborative Laboratory (the "Project"). In conjunction with the Food Works property, the adjacent 4-acre Connor Brothers property located at 1 Home Farm Way in Montpelier will be offered to the State for lease by the Connor Brothers.

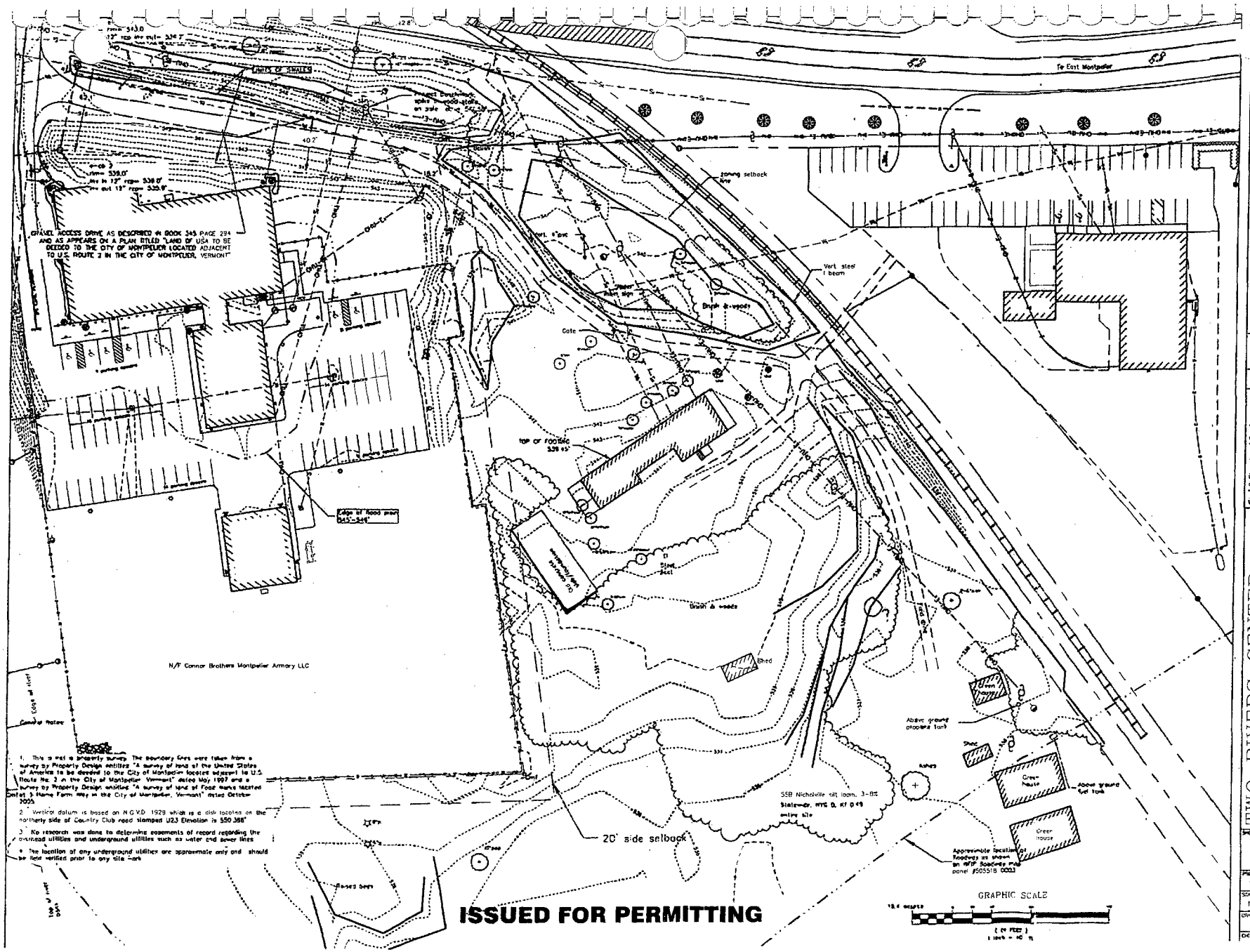
The Food Works property is encumbered by legal interests on the parcel that exist as a result of funding awarded by VHCB to Food Works. VHCB funds were granted to Food Works to help that organization restore and rehabilitate the historically significant 1836 Jacob Davis Farmstead (the "Historic Building"). VHCB co-holds with PTV a Grant of Historic Preservation Easement (the "Historic Easement") on the facades, significant interior features and setting of the Historic Building; the Historic Easement insures that the Historic Building be rehabilitated in accordance with the Secretary of the Interior's Standards for Rehabilitation. VHCB also holds a mortgage on the Food Works property that requires that the Food Works property be owned by a non-profit or public entity, and that regular access to the Historic Building for charitable, educational, cultural or historic preservation purposes be provided to the public. In addition to the two aforementioned legal encumbrances on the Food Works property, VHCB also solely holds a conservation easement on the land that protects the agricultural and natural resources and ensures public access to the river. The above-referenced legal documents are recorded in the City of Montpelier Land Records and copies are also available upon request to VHCB. Any proposal submitted to the State on this Project shall include the information that the Food Works property is encumbered with the aforementioned.

This signed memo acknowledges the approval of Vermont Housing and Conservation Board ("VHCB") and Preservation Trust of Vermont, Inc. ("PTV") for Food Works to work with Connor Brothers to respond to the State's requests for parcels for the above-referenced Project. The proposed purchase price for the Food Works property is $245,000. Food Works offers to enter into a one (1) year option agreement with the State to purchase for the property at the price of $245,000, but would be free to sell the property to other buyers during that period. The one (1) year option agreement would be cancellable by either the State or Food Works upon thirty (30) days written notice, with an option fee of $2500 per month.

Approved by Duly Authorized Signatory for:

Vermont Housing and Conservation Board

Preservation Trust of Vermont, Inc.



NO. | DATE | REVISION

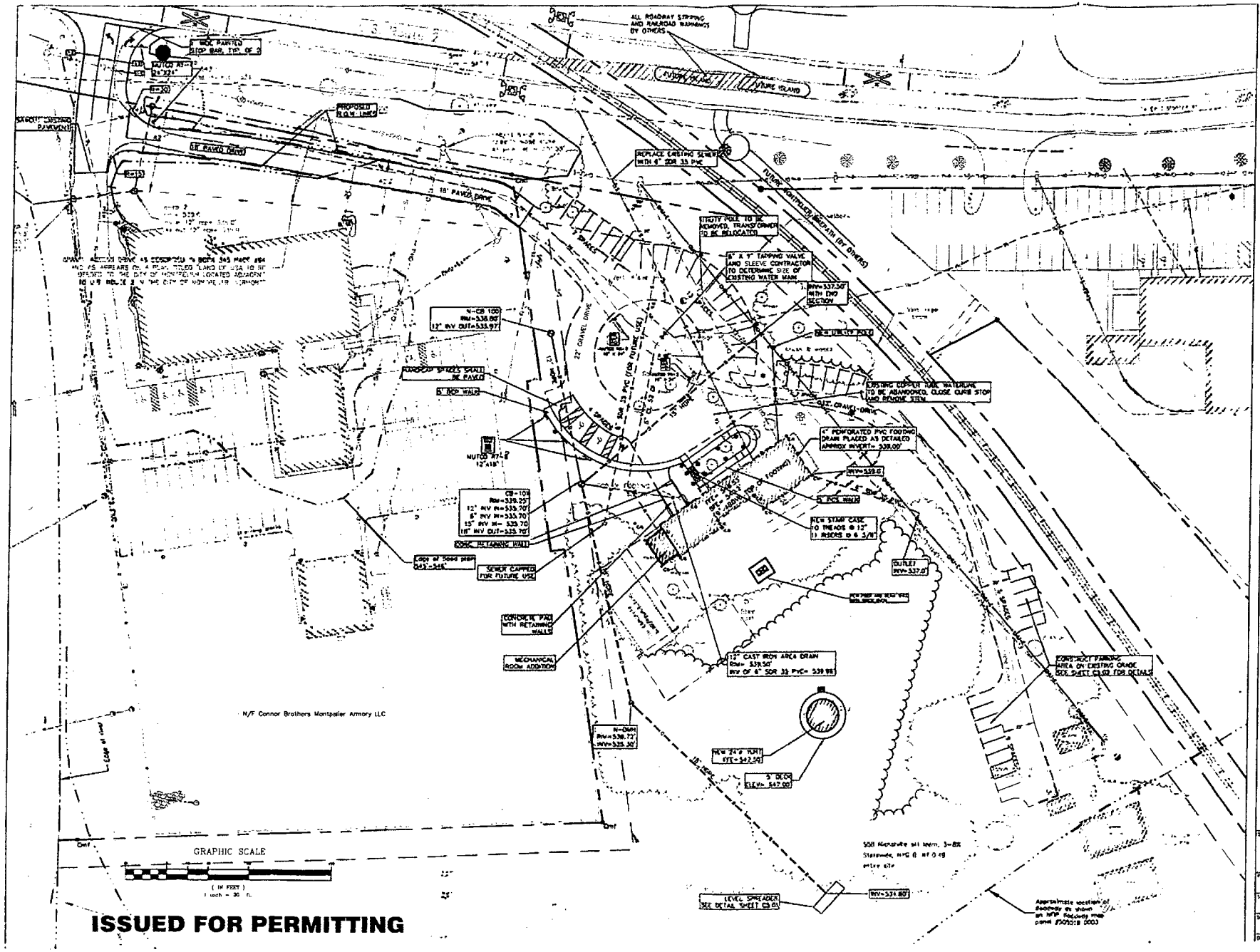
Civil & Structural Engineers
DeWolfe ENGINEERING ASSOCIATES

TWO RIVERS CENTER
5 HOME FARM WAY
MONTPELIER, VERMONT

TWO RIVERS FOOD WORKS

Sheet Description
EXISTING CONDITIONS

Project No: 12045
Date: 07 MAR 12
Scale: 1" = 40'
Drawn: BMLK
Checked:
Sheet: C1.01



TWO RIVERS CENTER
5 HOME FARM WAY
MONTPELIER, VERMONT

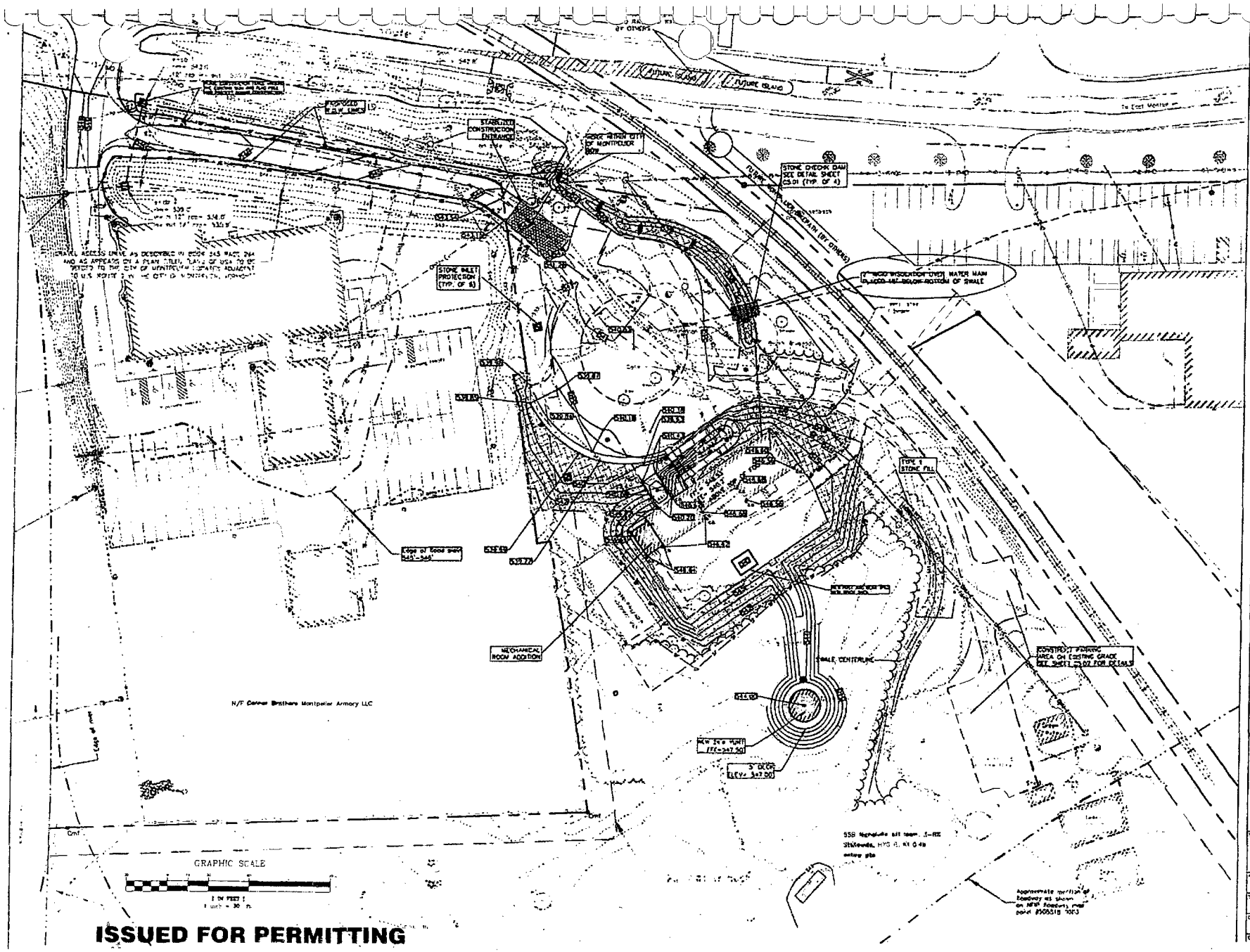
TWO RIVERS FOOD WORKS

SITE PLAN

PROJECT NO: 12045
DATE: 07 MAR 12
SCALE: 1"=30'
DRAWN: DLF
SHEET: C1.02

Civil & Structural Engineers
DeWolfe ENGINEERING ASSOCIATES

NO. | DATE | REVISION



TWO RIVERS CENTER
5 HOME FARM WAY
MONTPELIER, VERMONT

TWO RIVERS FOOD WORKS

Civil & Structural Engineers
DeWolfe ENGINEERING ASSOCIATES

NO. | DATE | REVISION

SHEET DESCRIPTION
GRADING PLAN

PROJECT NO: 12045
DATE: 07 MAR 12
SCALE: 1" = 30'
DRAWN: DLF
CHECKED:
SHEET: C1.03

Liz Pritchett
Associates

Historic Preservation
Architectural Conservation

February 5, 2003

Karen Freeman, Conservation Analyst
Housing and Conservation Board
149 State Street
Montpelier, Vermont 05602

Re: Two Rivers Center for Sustainability, Montpelier, Vermont
Determination of Outstanding Significance and Distinctive Features

Dear Karen;

I have made the determination that the c. 1836 farmhouse and attached barn at the property now called the Two Rivers Center for Sustainability in Montpelier is a historic resource of Outstanding Significance. This decision has come after a number of weeks of consideration of the property's historic and architectural significance, and discussions with other preservationists in the state. In sum, this determination is based on three factors: the historic associations of the property with the first Montpelier settler Jacob Davis, the remarkable amount of elaborate interior detailing that appears original to the building, and the importance of the farmhouse as one of the earliest examples of Greek Revival style dwellings in central Vermont. These three significant qualities of the property override in my opinion, three qualities that have impacted its architectural integrity: the replacement of the columns of the east side portico with square posts on brick bases, the loss of the cornice boards of the entrance entablature, and the generally poor condition of the building due to age and weathering that has resulted in roofing issues and failure of plaster and paint finishes in many areas. In my opinion the building is an important candidate for rehabilitation that would include restoration of the missing columns and entry cornice details.

The property is located on US Route 2 just west of the Agway Farm and Garden Center, and south of the Winooski River and its confluence with the Stevens Branch. The property is eligible for the National Register of Historic Places. A historic preservation graduate student at the University of Vermont is currently preparing a NR nomination for the site.

The Two Rivers Center for Sustainability is a farmstead that has important historic associations with the family of Jacob Davis. The 19.1-acre parcel of land is part of an original 119-acre parcel, which was the second pitch of land granted to Col. Jacob Davis in Montpelier. Col. Jacob Davis was the first permanent white settler of Montpelier. He constructed the first tavern in town, and the first town meeting was held in his house in 1791. According to local records, the property became the farmstead of Col. Jacob Davis, Jr. Therefore, the site is highly significant as farmland owned by the Davis family, and it exists today as the only remaining open farmland left in this vicinity of Montpelier. Based on this information, the property is "a historical landmark prominently associated with an important person, movement or industry of statewide significance."

In 1833 Jacob Davis, Jr. and several others sold the 119-acre property to Frederick Marsh, who three years later sold it to Burrage Dimmock. Dimmock probably constructed the house in 1836, although he sold the property back to Marsh in 1837.

The post and beam frame, Georgian plan (two stories and five bays across the front) farmhouse is "very important due to its status as a very early example of its type". It is among the earliest Greek Revival style buildings in central Vermont. The Greek Revival style arrived in Vermont in the 1830s with most early buildings in this style found in southern Vermont and the Champlain valley, while central and northern Vermont developed somewhat later with the Greek Revival style arriving in these sections around 1840. The attached wing and contemporaneous barn also make the farmhouse a good example of continuous architecture, a form that was popular during the mid 19th century. Significant Greek Revival style details on the exterior include the portico on the east gable end, wide corner pilasters that carry a full entablature below the roof eaves, double and triple (east end portico) hung six-over-six windows with architrave surrounds, and the slightly recessed central entry with entrance pilasters, sidelights, and 2-pane transom. Two changes that have somewhat impacted the integrity of the exterior include the missing frieze and cornice boards that no longer remain above the architrave of the entry entablature, probably having been removed when a porch (now gone) was added, and the replacement of the portico columns at the east gable end with square posts on brick piers. Other distinctive exterior features include wood doors, gable roof dormers on the wing, and the brick chimney of the main block. Most wood elements and paint on the exterior suffer from age and weathering and are in fair to poor condition.

The interior is highly significant and "important due to its pristine, unchanged character, when others of its type are typically somewhat changed." Because of the multitude of interior features in the house that appear original to the building, the interior qualifies as "a rare survivor" in Vermont. UVM graduate students have used the interior features as a learning tool for studying early 19th century Vermont interiors. The variety of interior details include fireplace mantels, molded window and door surrounds, paneled window reveals in the first floor southeast parlor, delicate stair balustrades, and historic doors and hardware. The structure has brick nogging within the exterior walls that serves as insulation and was thought by some to aid in fire protection. The interior floor plan is generally intact with a few new walls that have altered the circulation patterns only minimally. The interior is in fair to poor condition due to neglect and water damage primarily from roof leaks. Plaster walls and ceilings have cracked and separated from the lath in many areas.

While the building suffers from lack of maintenance, it remains as an outstanding resource with cultural and architectural significance for the residents of Montpelier and Vermont. Reviving the historic agricultural use of the property for Food Works and the Two Rivers Center for Sustainability is a worthy one. The outstanding farmhouse has wonderful potential to be a showplace of the Greek Revival style and the history of Vermont interiors. It is a very good candidate for rehabilitation in a manner that will retain its historic features.

Sincerely,

Liz Pritchett

Liz Pritchett
Historic Preservation Consultant

Cc: Martin Kemple, Food Works
Vermont Division for Historic Preservation

DISTINCTIVE FEATURES LIST:

Exterior

- Georgian plan, with continuous architecture form
- Greek Revival style elements: portico on the east gable end – removing square replacement posts and brick bases and restoring the original columns recommended
- Trim - wide corner pilasters, full entablature below the roof eaves,
- Windows - double and triple (east end portico) hung six-over-six windows with architrave surrounds
- Slightly recessed central entry with entrance pilasters, sidelights, and 2-pane transom; restoring the missing frieze and cornice boards above the architrave recommended
- Wood doors, gable roof dormers on the wing, and the brick chimney of the main block.

Interior

- Primary floor plan features that define historic circulation patterns –stair halls, front parlors, large front bedrooms on second floor, and kitchen (largest room) in wing. New or altered walls in secondary spaces such as bathrooms, closets, and smaller bedrooms will not impact the historic floorplan.
- Important elements: fireplace mantels, molded window and door surrounds, paneled window reveals in the first floor southeast parlor, delicate stair balustrades and newel posts, and historic paneled doors and hardware.
- Post and beam frame and brick nogging within the exterior walls.
- Plaster walls are significant; restoration is recommended if possible.

Setting

- Open landscape historically used for farming

Narrative Description

The Davis-Dimmock Farmstead occupies more than nineteen acres of fertile river-valley land near the eastern border of Montpelier, where that city joins the towns of Berlin and East Montpelier. The farmstead is bordered on the northeast by U.S. Route 2, on the east by commercial properties with access to Route 2, and on the south, southwest, and west by the Winooski River. Tracks formerly operated by the Montpelier and Wells River Railroad, now the Washington County Railroad, also serve as a practical easterly boundary for fields being cultivated today. The farm is situated at two important junctures, one of which is the confluence of the Winooski River and its Stevens Branch. The other is the intersection of U.S. Routes 2 and 302, a land-area that is being swallowed rapidly by commercial development.

During its heyday the farmstead included extensive pastures, mowings, and woodlots to the north and south of what is now Route 2. However, much of that land has been sold and the farm has dwindled to its present and compact, albeit clearly defined, boundaries. In addition to the loss of this acreage, buildings associated with the farm's former dairy operation, most notably a large dairy barn and a small milkhouse, have been demolished.

The farmhouse, too, has suffered from lack of maintenance and is no longer the commanding architectural presence it once could claim to be. Nevertheless, the farmstead and its farmhouse demonstrate fundamental integrity in location, design, setting, materials, workmanship, feeling and association.

The farm is currently owned and managed by the non-profit organization, Food Works at Two Rivers Center, which is cultivating produce to be sold to Vermont Foodbank member agencies and offering a wide variety of food education and outreach programs. Plans are underway also to restore the farmhouse and its wing and attached barn. Of greatest historical importance, however, is the continued use of this open land for agricultural purposes in the midst of encroaching commercial development.

The farmstead consists of open fields under cultivation, farmhouse with attached wing and carriage barn, foundation of the former dairy barn, remnants of a farmyard still shaded by tall cottonwood trees, and several recently constructed sheds, greenhouses, and farm stands. Entrance to the site is via a narrow drive accessible from Route 2. (Figure 1) The drive leads past the northeasterly-facing portico of the farmhouse and turns into the farmyard before continuing in a southerly direction toward the open fields currently under cultivation. Within the last year or two, several metal tubular-frame and polyethylene-enclosed greenhouses have been constructed at the northerly fringe of these fields. The fields extend southerly and westerly to the banks of the Winooski River.

Records are not conclusive, but the farmhouse may have been built as early as 1836 but probably no later than 1840. The building's main block is a large, two-story, five-by-three bay, frame structure displaying architectural details that reveal its Greek Revival origins. Most notable is a monumental portico on the building's easterly, three-bay gable end, supported by a colonnade. At one time, the

colonnade's four, fluted, two-story columns stood supported by a slightly elevated deck. Until recent work occurred, shadows of both deck and columns remained visible, on both the facade and on remnants of the original pedestals supporting the columns. Unfortunately, the columns were removed decades ago, replaced by square wooden posts, sheathed in planks and with small, very simple molded capitals; posts rest on stubby brick piers. (Figure 2) At the second story, these posts support an open porch, protected by a balustrade with square spindles. At the first story, triple-hung, six/six window-sash light a parlor, rising nearly the full interior height of that room; at the second level, windows have double-hung, six/six sash, approximately the same size as windows on other elevations. Surrounds for all windows on this elevation are plain with molded, slightly protruding edges.

The full height of the second-story porch is hidden by the entablature and cornice of the closed pediment, principally a plain fascia board with molded trim. A single sash less window, similar in size to those on the second story, ventilates the attic from the center of the tympanum. A louvered screen with wooden slats probably served as a substitute for sash in that window, but the opening is currently sealed by boards. The half-story attic is substantial in size, but it has never been used as living space, and the interior framing systems are exposed. Although this gable end presents the building's most public and monumental facade, the principal entrance instead is located at the center bay of the southerly eaves side, facing the farmyard. That entrance is framed by flanking, five-pane, three-quarter-height sidelights above rectangular, molded panels (one of which is missing), and by a two-pane transom above. Sidelights, in turn, are flanked by wide pilasters with modest, molded capitals supporting a partial entablature with plain facia board. Upper portions of that entablature are missing but may have included a slightly peaked cornice. The six-paneled entrance door has two, elongated, molded panels, with pairs of small, square, molded panels both above and below these larger panels.

Window openings on this facade, and on its northerly counterpart, contain identical, six/six double-hung sash with plain surrounds and slightly projecting molded edges. Window surrounds on this facade are slightly narrower and more lightly molded than those on the gable end behind the portico. The main block is sheathed in clapboard and framed by very wide corner pilasters with narrow molded capitals supporting a simple entablature; narrow molding divides architrave and frieze. The roof is clad in galvanized tin, overtopping two layers of roofing material, one of asphalt shingles and one of wooden shingles; the latter probably are original to the building. A single, square brick chimney rises from a point in the ridge of the gable roof approximately one-third the distance from the easterly gable end.

Shadows on the principal eaves elevation also reveal the former existence of a one-story porch, physical evidence confirmed by photographs. That porch once sheltered this entire facade, and the porch roof was supported by turned wooden posts with ornate brackets. Posts, in turn, stood on a slightly elevated deck that joined the deck on the northeasterly gable end. Eaves porch and gable-end portico thus defined a continuous exterior space that wrapped two sides of the building. (Figure 3)

Noteworthy, also, is the presence of brick nogging between the building's timber framed bays, such nogging used principally as insulation. The building's original brick and stone foundation has been replaced with a new, elevated concrete foundation. However, plans call for regrading the site to eliminate this awkward change in building elevation.

A one-and-one-half story, four-bay kitchen wing, also with gable roof, is set back five or six feet from the southerly facade of the main block. The front elevation of this wing is divided into two parts, each roughly equal. Centered in the right half is an entrance door accessible from a slightly elevated, narrow porch deck. Single windows, also with six/six sash, flank each side of that entrance, and the window to the right is housed in a slightly protruding bay. Door and windows are sheltered by an overhanging knee wall, but if posts or columns once supported that overhang, no evidence of such support remains. Clapboards and narrow corner boards sheath this portion of he wing's facade. The

left half of the wing (representing its fourth bay), is open and probably served as a woodshed; a wooden lattice screen now shields that opening. A pair of tall dormers with gable roofs and smaller, six/six sash are symmetrically placed on this southerly facade. Asphalt shingles above wooden shingles protect the roof members, and a recent cinder block and concrete chimney rises from the center of the wing.

Whether the date of this kitchen wing precedes that of the main block is a topic worthy of continued study. Some of the interior features, principally a very narrow bead molding identical to molding in the main block, suggest that the two blocks are at least contemporaneous.

A four bay, two-story, frame carriage barn with gable roof is connected to the wing, and it, too, is sheathed in clapboard. The barn protrudes slightly forward, emphasizing the kitchen wing's set-back and probably helping to define the exterior space that once served as a farmyard. Two large vehicular door openings consume the barn's two right bays on its principal or farmyard facade, and hinged doors are fashioned with vertical plank. Two windows with two/two sash, one fixed and the other double-hung, light the horse stalls abutting those vehicular bays. An open loft window is centered above the doors on that same facade. The westerly gable end of the carriage barn once served as a connector to the dairy barn and lacks exterior cladding. Only foundation remnants of that larger barn survive. (Figure 4)

The northerly facades of main block, kitchen wing, and carriage barn form a continuous, unbroken plane of clapboard-clad wall, with window openings placed in near symmetry only on the main block. A single door opening with a simple, four-paneled door marks the juncture between wing and carriage barn.

Although both the exterior and interior of the main block and kitchen wing reveal a general lack of maintenance, interior architectural features and finish moldings have managed to avoid most of the heavy-handed treatments visible on the exterior. The building's general floor plan has not been altered extensively, and historic circulation patterns are well preserved, as well.(Figure 5) In the main block, the central stairway ascends directly behind the front entrance and, at its top, turns 180 degrees into a long hall that divides the two principal rooms on the second floor; its newel posts, railings and balusters are lightly and gracefully shaped, suggesting that these features are original to the building.(Figure 6) Similarly, exposed corner posts with sheathing decorated by very narrow bead molding offer evidence of the building's earliest period as well. The building's most important room, the easterly parlor, is flooded with light from the full height, triple-hung windows, adding an element of formality to this room and, at the same time, countering shadow caused by the prominent portico. These windows are set within deep reveals with molded panels. In addition, the bottom, floor-level sash are protected by hinged interior shutters. An elaborate fireplace mantel also emphasizes the importance of this room, as do heavily molded door and window surrounds with ornate corner blocks. The designs of these surrounds, however, vary from room to room, revealing subtle differences in the degree of ornamentation and suggesting that interior improvements occurred over a period of time or, alternatively, were intended to reveal the relative importance of each room.

To the left of the short entrance hall, a similarly-sized room displays many of the embellishments that characterize the parlor directly across the hall. Although windows are smaller, they open above distinctive molded wall panels. Again, ornate door surrounds with ornamental corner blocks are noteworthy features, (Figure 7) and door surrounds are painted to resemble wood grain, (Figure 8) further indication of the farm's 19th century prosperity. However, the molding on these surrounds is slightly less ornate than that in the main parlor. (Figure 9)The plan of the first floor behind these two principal rooms becomes more complex, revealing alterations that include a series of small rooms as well as early 20th century cabinetry. However, the building's nineteenth century period is well-represented by wrought iron hardware, plaster, split and sawn lathe, and simple paneled doors. In addition, a narrow set of stairs, possibly original to the building, are located adjacent to the wall dividing

main block from the kitchen wing. Narrow steps with short rises ascend to the rear of the second floor, providing access to two additional bedrooms, slightly larger than those facing the front of the house. Access to the upper story of the kitchen wing is also located near these stairs.

Statement of Significance

The Davis–Dimmock Farmstead is located near the southeasterly edge of Montpelier, Vermont, where the Stevens Branch intersects the Winooski River and forms the border between Montpelier and Berlin. The property remains open and in agricultural use, much as it did when first settled during the late eighteenth century. The farmstead is significant under Criteria A and contributes to the broad patterns of settlement and agricultural history in central Vermont. In addition, the Greek Revival farmhouse, with its prominent two–story, gable–front colonnade is an integral part of the site and is significant under Criteria C, illustrating the influence and interpretation of that architectural period in Vermont. The building contributes as well to New England's important tradition of connected architecture, despite the loss of one of its connected buildings, a large dairy barn. As a measure of compensation, well-preserved interior architectural details, especially a variety of ornate moldings, door and window surrounds with elaborate corner blocks, and molded wooden panels, mark a succession of fashionable improvements that chronicle the farms period of greatest prosperity during the decades before and after the Civil War. Despite encroaching commercial and industrial development surrounding the property, the farmstead today remains in agricultural use, a vital link to the town's early patterns of settlement and a valuable community resource. Equally important, the property is situated at a critical juncture, temporal as well as geographic, in the city's growth.

Montpelier's Early Farmsteads and Land Divisions

Montpelier was chartered on August 14, 1781 as a grant to settlers from Massachusetts. The town had four major land grant divisions, continuing from 1781 to 1785. The history of the Davis–Dimmock farmstead begins in 1787 as part of the second division land grant (Figure 10).

The town's first settlers established subsistence farmsteads in the upland locations rather than the valley or bottom land locations. Valleys were vulnerable to spring floods as well as freshets after heavy rains. Land along streams tended to be swampy, or beavers built dams that flooded fields capable of cultivation. Often bottom land locations were overgrown with dense forest and inaccessible until cleared and allowed to dry. Conversely, the hill locations offered dry terrain, producing a crop within the first year after clearing. Typically, hill farmers focused on self sufficiency, and the thin rocky soil was capable of producing crops for many years. It wasn't until farmsteads produced a surplus of products for sale in nearby town markets that bottom land farmsteads became advantageous. Eventually valleys were cleared and proved to be more successful than the hill locations. Principal travel routes were typically established within flat valleys and adjacent to waterways. Access to transportation routes was vital for farmsteads to sell surplus to town markets. Also, gristmill and sawmill proximity was a necessity, and these were typically located on riverbanks along the Winooski River.[1]

The Davis-Dimmock farmstead represents this transition from the upper to bottom land farm settlements, taking full advantage of topography, travel routes, water resources, and population centers. The farm exploited its location at the juncture of the old Barre/Montpelier road, now Route 302, and the Plainfield road continuing easterly, now Route 2. Today, both roads follow slightly different alignments, but the proximity to that juncture remains clear. In addition, the fertile soil of the Winooski River valley, classified as Alluvial, Ondawa fine sandy loam and Shelburne loam, proved easy to work and relatively free from stones.[2] Mills and markets in nearby Montpelier and Barre, initially dependent on water power, also offered available outlets for farm products (Figure 11)

The farmsteads ownership begins in 1787 when Jacob Davis Sr. received a large land-grant that was part of Montpelier's second division in June 1787. Then in 1813 Jacob Davis Sr. gave the property to his sons, Jacob Davis Jr. and Isaac Davis, as well as his sons-in-law Enos Farwell and Timothy Hubbard. The property remained in the family for the next thirty years until Frederick Marsh bought the land retaining it for three years and then selling it to Burrage Dimmock for $585 in 1836. Frederick Marsh then reacquired the property for $2,000, and his deed describes a new dwelling and out building. It is at this time the house is believed to have been built.

Ownership of the farmstead is continuous with the Marsh family up until 1857, when William and Julia Peck purchased the property. They owned it until 1863, when Nathaniel Tabor purchased it. That year the property entered its longest single-ownership period of sixty eight years, from 1863 to 1931, when the Tabor Family managed the farm. In 1931 the farmstead was bought by Alphonse and Marrion Lessard, who owned the property until 1938, when the Capital Savings Bank and Trust acquired it, possibly as a result of a foreclosure during the Great Depression. In 1937, Harvey and Pauline Pilette purchased the property but in 1948 sold the farmstead to Sammuel & Margaret Hoare, who owned the farmstead until its present owner, Food Works, Inc., purchased it in 2001.

Agricultural Practices in Montpelier and Surrounding Towns

All the while, the farmstead also became part of a broader agricultural context in Vermont, shaped as much by state and regional trends as by local developments. Although evidence of this broad context is sometimes difficult to isolate on specific farms, long neglected, identifying these general trends is essential to a complete understanding of farming practices employed in Montpelier and surrounding towns.

Montpelier's Davis-Dimmock farmstead became productive during the middle of the nineteenth century, a period when agriculture in Vermont embarked on important changes. Several decades earlier, farmers had replaced wheat with sheep, a profitable but short-lived category of animal husbandry. By the 1850's, however, the state's sheep industry faced increased competition from Midwestern regions and from other countries. As the price of wool declined most Vermont farmers were forced to consider other types of agriculture.[3]

Those who did faced additional hardships. Limited market access, poor soil quality, short growing seasons and harsh weather were merely daunting. More discouraging were the departures of local farmers who sought the flat, fertile and inexpensive lands available in Midwestern states. These opportunists cheaply shipped their products back to eastern markets, first by canal then by railroad. Unable to compete, Vermont farmers were forced to identify lucrative forms of specialty agriculture and to diversify.

Due to Vermont's rugged terrain, this diversified specialty agriculture fed mostly regional markets. Vermont was unique to New England because the state did not have access to seaports and to major urban centers, as did Massachusetts, Connecticut and Rhode Island. Thus, specialization occurred early in Vermont, where small farms produced a variety of field crops such as oats, wheat, Indian corn, potatoes and hops. Poultry products were also common and more exotic activities such as mink farming also took place.[4]

Although this diversified farming survived well into the twentieth century, dairy farms steadily multiplied. Dairying had emerged early in the nineteenth century but remained seasonal until the arrival of rail transportation. Invention of the iced butter car at mid century made dairy products profitable, first cheese because it was less perishable then butter[5]. By the Civil War, cheese and butter became the state's most profitable products and remained so for several decades. As rail transportation

improved, too, market competition pushed Vermont toward ever-larger dairy operations. Invention of the refrigerated railroad car during the early 1890s made transportation of fluid milk possible from even the most remote farms, and dairying continued to flourish. [6]

The Davis-Dimmock farmstead provides an important glimpse of farming activities in Central Vermont during this period when diversified farming and dairying co-existed. Farming in Montpelier and surrounding towns became productive during the second half of the nineteenth century and remained so during the early years of the twentieth century. Changes in population may have been partly responsible because the city's population more than doubled between 1840 and 1910, from 3,725 to 7,856.[7]

Although very few records of specific farming practices on the Davis-Dimmock farmstead exist, it may be possible to draw a few broad conclusions based on information about farming in Montpelier and nearby towns. The agricultural census for the period between 1850 and 1935 suggests the rise of specialized dairying and steady decline in diversified farming in the town. During that period, the number of milk cows more than doubled while the number of oxen decreased. Moreover, grain crops other than corn or hay, the former used for silage, also declined. As dairying expanded, local markets for produce continued to offer at least marginal economic opportunities for small farms still engaged in diversified farming. Moreover, as specialized dairying expanded, the increasing demand for hay and silage by the largest farms created additional economic opportunities for the smaller, diversified farms. The latter remained viable as long as they were able to adapt to changing local or regional demands.[8]

Initially, the location of the farmstead suggests that its owners employed diversified farming. The type and success of agriculture practiced on Montpelier's farms depend on topography and soil quality. Along the southwestern border and in central uplands, for example, quantities of Woodbridge loam provided suitable conditions for forest cover and pastures. Lands bordering the North Branch of the Winooski River are a fine sandy loam, also ideal for pasture. In contrast, in the town's southeastern sectors, where the Davis-Dimmock farm is located, the Alluvial, Ondawa and Shelburne loams proved capable of sustaining a variety of crops, grains, and fruit trees (primarily apple).

Although the farm is today much reduced in size, its lands formerly included a one hundred acre parcel across what is now Route 2, an area known as Galviston Hill. This property included pasture and meadow, helping to sustain a variety of diverse farming activities essential to the farmstead's livelihood. The parcel also contained a natural spring that supplied water for the entire farm (see recent aerial image attached). Between 1863 and 1931 the farmstead had its longest continuous ownership with the Tabor family. During this period evidence depicts a transition from a diversified operation to a specialized one. Census data between 1850 and 1880 reveals the farm as producing a variety of crops such as oats, wheat, rye, barley potatoes, peas, beans, butter, cheese as well as maple sugar. Eventually the farmstead shifts its production to mainly a hay crop which was sold for feed for milk cows at neighboring dairy operations.

In addition, to its diverse farming activities, the farmstead also maintained a small dairy herd, adapting once again and taking advantage of the increasing demand for milk products in the Montpelier region. The herd size probably averaged twenty cows producing 150-200 gallons of milk weekly. At the peak of this dairying operation the farm may have owned as many as forty cows. The farm sold the milk primarily in the neighboring town of Barre. During the later period of the dairying operation, the 1960's, the farmstead limited the operation to bottling only and then c1970 shut down the operation completely. The cows were kept in the now demolished livestock and several part time or seasonal workers as the need for help increased or decreased.[9]

Although evidence is sketchy, photographs from about 1920 reveal a large and well maintained farmhouse, suggesting that the farmstead enjoyed at least some periods of prosperity during the

nineteenth century, probably from dairying but possibly supplemented by diversified farming. Photographs from about 1930 reveal a moderately large dairy barn with a gable roof, the eaves side facing a barnyard framed by the farmhouse, its wing, a smaller carriage barn connected to the ell, a small connecting building joining the carriage barn and the dairy barn (the latter at right angles to the carriage barn), and at least one other building directly across the yard from the carriage barn and facing it. A small building with a low- pitch gable roof extends outward from the eaves side of the large barn, probably serving as a milk house.

Although the exact date of construction of the dairy barn is not known, it was probably built before 1900. The dairy stalls appear to be at ground level, but opportunities to build a gravity barn in the flood plain of the Winooski River would have been limited. At some point, too, the barn was modified by the addition of doors allowing access to the feeding troughs from both interior and exterior parts of the barn.[10]

The Davis-Dimmock Farmhouse

Separately, the Davis-Dimmock Farmhouse is architecturally significant, revealing salvageable remnants of the once commanding, two-story, Greek Revival portico that dominated the building's southeasterly façade. Moreover, the farmhouse and its adjoining kitchen wing and small barn show the evolutionary development of connected buildings, so typical of New England farmsteads and an important regional contribution to American architectural history. At Davis-Dimmock, these connected buildings, in turn, once framed a barnyard and kitchen garden sheltered by enormous cottonwood trees that still stand, important features for both farmhouse and farmstead.

Of the greatest architectural significance, though, are the stylish interior features, including door and window surrounds with elaborate and greatly varying moldings, ornate fireplace mantels, (Figure 12) triple-hung floor-to-ceiling sash with paneled reveals, elegant stair railings and newel post, and a floor plan that remains relatively unchanged. These important architectural details reveal a series of improvements probably introduced between 1850 and 1875, and they mark a clear progression of stylistic fashion during that period, pleading for continued investigation and promising valuable information in return.

Many of the building's exterior architectural details survive, notably the wide corner pilasters and molded fascia entablature; window surrounds and sash; and clapboards. However, the integrity of other features has been compromised by the destruction or neglect, thus damaging the building's exterior architectural significance.

Most serious is the absence of the original colonnade and deck that supported the southeasterly portico; in place of these features are square columns supported by short brick piers. Portions of the original entablature surrounding the principal entrance on the buildings southwesterly façade have also been removed, as has a porch, probably an early 20th century addition that sheltered the first story of that elevation. The large dairy barn that helped to frame the barnyard and kitchen garden has also been demolished, weakening overall connections among the separate buildings. Most recently, the house has been placed on a new, elevated concrete foundation in anticipation of flooding in this low-lying river valley. However, grading will help to soften the jarring visual impact of that change.

No such questions of integrity plague the building's interior. The plan demonstrates historic circulation patterns, and most of the original wall locations and interior spatial arrangements have survived, including front and back stairs. Moreover, design patterns of interior trim, moldings, and corner blocks above windows and doors change from room to room, suggesting a complex lineage as the farm enjoyed continued prosperity, probably for a decade
before and after the Civil War. Beneath several layers of neglect lies a rich history, indeed.

Endnotes

(Endnotes)

[1] Wilson, Harold E., The Hill Country of Northern New England, Its Social and Economic History 1790 – 1930, 124.

[2] Auspices of the Works Project Administration, Agricultural Trends in Montpelier, Vermont, 4.

[3] Russell, Howard S., A long Deep Furrow, 497.

[4]State of Vermont Division for Historic Preservation, Vermont Historic Preservation Plan: Our Agricultural Heritage, 4.

[5] State of Vermont Division for Historic Preservation, Vermont Historic Preservation Plan: Our Agricultural Heritage, 7.

[6] State of Vermont Division for Historic Preservation, Vermont Historic Preservation Plan: Our Agricultural Heritage, 1.

[7] Auspices of the Works Project Administration, Agricultural Trends in Montpelier, Vermont, 7.

[8] Auspices of the Works Project Administration, Agricultural Trends in Montpelier, Vermont, 6.

[9] Interview with John Woodruff, Waterbury Center, VT (farmstead worker) 1/28/04

[10] Interview with John Woodruff, Waterbury Center, VT (farmstead worker) 1/28/04

UTM Reference:

18 695760E 4901859N (farmhouse location)

Verbal Boundary Description:

The nominated property's Northerly boundary shall terminate at the edge of U.S. Route 2. The Easterly boundary shall terminate at the rail way. The Southerly boundary will terminate at the edge of the Winooski River and the Westerly boundary will terminate at the Winooski River and Cabot creamery property line.

Beginning at a point on the southwesterly side of U.S. Route 2 at the southeasterly side of the Winooski River; thence running by the southwesterly side of U.S. Route 2, in a southeasterly direction 387 feet, more or less, to a corner; thence running through land of owner South 57° 00' West 170 feet, more or less, to a corner, North 33° 00' West 10.00 feet, South 57° 00' West 125.00 feet, South 33° 00' East 10.00 feet, South 57° 00' West 202.0 feet and North 26° 00' 30" West 400 feet more or less, northeasterly by the southeasterly side of the Winooski River 568 feet, more or less to the point of the beginning.

Containing 4.3 acres more or less

Verbal Boundary Justification:

The nominated property includes the entire parcel currently associated with the lot.

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective April 25, 2005

CASE No: **WW-5-5064** PIN No. BR08-0118
LANDOWNER(s): **Two Rivers Center**
64 Main Street
Montpelier VT 05602

This permit affects property identified as Town Tax Parcel ID # 040-001-000 and referenced in deeds recorded in Book 357 Page(s) 97 of the Land Records in Montpelier, Vermont.

This project consisting of conversion of an existing farmhouse into a commercial building with up to 15 employees, classrooms / assembly areas for up to a maximum of 90 people, and a 40-seat cafe to include construction of a 332 square foot building addition on an existing 18.4± acre lot located at 5 Home Farm Way, Montpelier, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

1.1. This project has been permitted with an existing structure. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior permitting from the Wastewater Management Division. No other buildings are allowed without prior permitting by the Wastewater Management Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

1.2. The project must be completed as shown on the following plans and/or documents prepared by David Frothingham, III PE and Richard DeWolfe, PE listed as follows:

Sheet C0.01	Cover Sheet	Dated 12/15/08	Revised 01/07/09
Sheet C0.02	Legend and Notes	Dated 12/15/08	
Sheet C1.01	Existing Conditions	Dated 12/15/08	
Sheet C1.02	Site Plan	Dated 12/15/08	Revised 01/07/09
Sheet C1.03	Grading Plan	Dated 12/15/08	Revised 01/07/09
Sheet C5.01	Construction Details	Dated 12/15/08	
Sheet C5.02	Construction Details	Dated 12/15/08	

1.3. The project shall not deviate from the plans stamped "THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT" in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.

1.4. Each prospective purchaser of any portion of the project shall be shown a copy of the permitted plans and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.

1.5. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the Montpelier Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.6. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

1.7. By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving the/each structure.

1.8. This permit does not relieve you, as landowner, from obtaining all approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Public Safety, Fire Safety Division (phone 479-4434), the Vermont Department of Health (phone –800-439-8550), Water Quality Division (phone 241-4681), and local officials PRIOR to construction.

2. WATER CONDITIONS

2.1. The proposed commercial building with up to 15 employees, classrooms / assembly areas for up to a maximum of 90 people, and a 40-seat cafe is permitted for connection to the municipal facilities owned by the City of Montpelier for a maximum of 1,688 gallons of water per day.

2.2. No permit issued by the Secretary shall be valid for a substantially completed potable water supply until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

> "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

2.3. The potable water piping for this project shall be segregated from any fire suppression systems or other non-potable water supply piping by the inclusion of appropriate backflow prevention devices that conform to the standards acceptable to the Department of Public Safety.

3. SEWAGE DISPOSAL CONDITIONS

3.1. The proposed commercial building with up to 15 employees, classrooms / assembly areas for up to a maximum of 90 people, and a 40-seat cafe is permitted with the existing connection to the City of Montpelier wastewater treatment facility for a maximum of 1,500 gallons of sewage per day..

This permit is based, in part, on a municipal approval for connection to their wastewater treatment facility. If the municipal approval expires, and the municipality files a written request with the Secretary, the Secretary will remove the sewage allocation for this project from the list of committed reserve capacity. **If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval and does not request that the Secretary remove the sewage allocation for this project from the list of committed reserve.** Once the project is removed from the list of committed reserve capacity, a new permit must be issued for the project. An updated application form and an application fee will be required. The rules in effect at the time of the filing of the application for a new permit will be applied to the project.

3.2. This project has been permitted with an existing building sewer line. A comprehensive review has not been conducted concerning this sewer line. The Wastewater Management Division assumes no liability for the adequacy of this sewer line. Should the line fail, the current landowner must engage a Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office prior to repair or replacement of the line.

3.3. No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

> " I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

The certification is required for the construction of the new service stub being installed for future expansion.

Laura Q. Pelosi, Commissioner
Department of Environmental Conservation

By _____ 03/17/09
Carl Fuller PE, Assistant Regional Engineer

CC David Frothingham, III
Montpelier Planning Commission
Act 250 - Susan Baird
Dept. Health – Taylor Gillich

NOTICE

Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

October 6, 2000

Phase I Environmental Site Assessment

5 Home Farm Way, Montpelier, Vermont

SEI # 1187

Prepared for:

Hope Emerson
Food Works
64 Main Street
Montpelier, VT 05602
Telephone 802-223-1515
Fax 802-229-

Prepared by:

Stone Environmental, Inc.
58 East State Street
Montpelier, VT 05601 USA
Phone / 802.229.4541
Fax / 802.229.5417
E-Mail / sei@stone-env.com

1.0 SUMMARY

Stone Environmental, Inc. (SEI), was retained by Food Works to conduct a Phase I Environmental Site Assessment (ESA) on the property located at 5 Home Farm Way in Montpelier, Vermont.

The property is a 19.5 acre parcel of land estate located just south of the intersection of Route 302 and Route 2. The Winooski River serves as the northern, southern and western boundaries and a railway comprises its western boundary. In contrast to the property's immediate surroundings, the land has retained its pastoral appearance and consists of a single medium size dwelling (with attached ell and barn), a small wooden utility shed and a large meadow. All of the structures on this property appear to be in poor condition and in need of major interior and exterior restoration and/or renovation efforts. The neighboring properties are comprised of several commercial enterprises which, include the following: farm and garden supply store; a solid waste and recycling transfer station; a trucking yard: a gun club; and a gas station.

A recent site walkover, conducted by SEI and Clay Point Associates, Inc. (CPAI) determined that a small amount of hazardous chemicals are present in several areas of the property and an undetermined amount of lead and asbestos are suspected to exist in several areas of the main house. These hazardous chemicals include; waste motor oil, car batteries and household cleaning agents. Since this property has been used primarily for farming and as a private residence for well over 100 years, it does not seem likely that there would be any significant accumulation of hazardous materials associated with this property. A search of state and federal hazardous waste sites inventory lists indicates that there are several hazardous waste site in the vicinity of this property however, none appear to pose a threat on this property. Other reports and interviews indicate that the property is void of significant hazardous wastes.

It is recommended that this site does not warrant any investigative efforts in regards to hazards other than those hazards associated with lead and asbestos issues. The small amount of hazardous chemicals that does remain at this property should be disposed of at one of the local household hazardous wastes collection centers. A more thorough inspection, including a sampling and analyses phase, for lead and asbestos is recommend.

2.0 INTRODUCTION

2.1 Purpose

This ESA was requested by Food Works as part of standard due diligence procedures for a purchase of a parcel of land which is currently owned by Margaret Hoare. Food Works and

Solar Works are collectively forming a non-profit entity called Two Rivers Center for Sustainability, Incorporated. This property will serve as the offices and educational facility for this new center.

2.2 Special Terms and Conditions

There are no special terms and conditions.

2.3 Limitations and Exceptions of Assessment

SEI has summarized the available information but takes no responsibility for the accuracy of the information gathered from written records or interviews.
Inspection for Radon was not within the scope of this assessment.

2.4 Limiting Conditions and Methodology Used

There are no limiting conditions. This Phase I ESA was conducted in accordance with ASTM Standard E1527-94.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site is a 19 acre parcel of land bounded on three sides (west, north and south) by the Winooski River and by the Central Vermont Railway to the east. See Section 8.1 for the Maps of this property. According to a Deed search performed by Stone Environmental Inc. and the Feasibility and Development Study conducted by the Two Rivers Center for Sustainability, this property is reported to have had several owners over the last 150 years: starting with the son of the Founding Father of Montpelier, Jacob Davis, Jr. and ending with the current owner, Magaret Hoare. Because the scope of this work is limited to a 50 year deed search, legal documents regarding the transferal of ownership date back to only 1931 and can be found in Section 8.3. The following is a list of the current and past owners of this property:

Owner	Dates
Margaret Hoare	Present - 11/08/43
Harvey and Pauline Pillette	11/08/43 - 2/14/38
Alphonse and Marrion Lessard	2/14/38 – 10/10/31
Harry and Mary Tabor	10/10/31 – Record Search Stops Here

3.2 Site and Vicinity Characteristics

The property consists of a large piece of relatively flat farmland (comprising most of the 19 acres) and a slightly elevated grass covered section in which a farm house and barn reside. In between this grass covered yard and the farm field is a small utility shed which, was reportedly used as storage and an office for a former golf driving range. Several abandoned cars and small pieces of automobile related equipment exist in the vicinity of this utility shed. A long driveway, which starts at the southwest side of the house and sweeps around to northeast side, connects the property to a short road called Home Farm Way which, leeds to U.S. Route 2. The surrounding land is considerably more industrialized with several businesses and industries. These businesses include the following: a gas station; a farm and garden supply store; a solid waste and recycling transfer station and; office buildings. See Section 8.1 for maps regarding the general site location.

3.3 Descriptions of Structures, Roads, Other Improvements on the Site

The main structure of this property is a farm house which is connected to a smaller barn by an ell. All three components of this structure appear to be in need of major interior and exterior repairs. The driveway consists of gravel and sand and appears to be in good shape. The heat for the farmhouse and its water is supplied by an oil fired heating system which has a 275 gallon above ground tank located in the basement. Remnants of a boiler heating system, including insulated steam pipes and the boiler itself, are present in the basement and in other sections of the house. Both the building's water and sewer services are supplied by the city's system.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

No liens were reported to SEI. SEI reviewed the land title records at the Montpelier Town Clerk's office and found no records of an environmental lien on this property.

3.5 Current Uses of the Property

The property is currently not being used.

3.6 Past Uses of the Property

This property has been used primarily as a farmstead, occupied by farmers who used the land as a dairy farm and to grow trees and vegetables. A more recent usage of this property involved a public golf driving range.

3.7 Current and Past Uses of Adjoining Properties

Currently, the surrounding property is dominated by several commercial enterprises and two roadways (Route 302 and Route 2). Being a much larger piece of land up until 1966, at which time approximately 80 acres were sold off, it is presumed that the past uses of the adjoining properties are also primarily agricultural in scope.

3.8 Site Map

See Section 8.1: General Site Location Map

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

See EcoSearch Report, Section 8.2

4.2 Physical Setting Source(s)

See Maps, Section 8.1

4.3 Historical Use Information

Verbal Interview with Kathy Duprey (daughter of the owner, Margaret Hoare) and a Feasibility and Development Study (conducted by Two Rivers Center for Sustainability).

4.4 Additional Record Sources

None

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

The site reconnaissance was conducted by Michael Rossi on September 29, 2000. The interviews were conducted between Michael Rossi and the following persons: Hope Emerson of Food Works and; Kathy Duprey.

5.1 Hazardous Substances in Connection with Identified Uses

At the time of this study, only small quantities of hazardous materials were present on this property. The materials include: waste motor and hydraulic oils present in the barn and the utility shed; car batteries (2) present in the barn and outside of the barn (northern side); house hold cleaning agents in the kitchen of the main house. Three motor vehicles of unknown working condition are present in the vicinity of the utility shed. No evidence of hazardous waste spills, both past and recent, were observed at this site. No data regarding hazardous substances inventory records or hazardous waste release incident reports were found as part of this study.

5.2 Hazardous Substance containers and Unidentified Substance Containers

The motor oils present within the barn were contained in small one-quart sized plastic containers. The motor oil found in the utility shed was present in an open top container which, is not designed for long term storage of oil. The car batteries appeared to be free of any acid leaks and the household cleaning agents were all stored in their original containers.

A single 5 gallon pail with a one inch hole in its top was found outside at the northern edge of the barn. A determination regarding the contents of this container could not be made at the time of the site reconnaissance however, since the pail has been open for, presumably a long time, and there was no odor detected at the pail's opening, it is probably only rain water that is contained in this pail.

5.3 Storage Tanks

There was no evidence of underground storage tanks (UST) at this site. An above ground heating oil tank was present and contained no fuel at the time of the site reconnaissance walk in the basement of the main house. The tank and its supply and fill lines appeared to be in good shape and free of leaks.

5.4 Indications of Polychlorinated Biphenyls (PCBs)

There is no evidence of any products that contain PCBs.

5.5 Indications of the Presence of Asbestos and Lead

Clay Point Associates conducted a cursory inspection of the farmhouse, ell and barn for the potential presence of lead and asbestos. According to this inspection, several areas of the main house are suspected to have materials that contain lead and asbestos. Items that may

contain these materials include, but are not limited to paint, plaster, insulation, roofing, and flooring. A copy of the Clay Point Associates' report of this inspection and a scope of work to perform a more thorough inspection of the property, can be found in Section 8.3.

5.6 Indications of Solid Waste Disposal

There were no indications of solid waste disposal.

5.7 Physical Setting Analysis of Migrating Hazardous Substances

The Ecosearch report indicates that four Hazardous Waste Site (HWS) exists within a mile radius of this property however, only one HWS is within a quarter of a mile. In addition to the considerable separation distance, all of these sites are on the opposite side of the Winooski River from this property, providing for a natural hydraulic boundary and making it unlikely that contamination will migrate from these HWSs to this property.

5.8 Any Other Conditions of Concern

None

6.0 FINDINGS AND CONCLUSIONS

The presence of lead and asbestos is likely to exist due to the age of the structures and the materials witnessed during a recent site walkover. It is recommended that a more thorough inspection into the presence and magnitude of the lead and asbestos issue should be conducted. This effort should include a sampling and analysis phase to determine both the location and magnitude of lead and asbestos materials that may be present. This information is very important when making decisions regarding demolition and/or renovation efforts. I have enclosed information regarding the details of this subsequent inspection in section 8.3.

A small amount of relatively harmless household chemicals does exist and should be disposed of prior to the startup of any restoration/renovation efforts. Investigations regarding any hazardous materials, other than lead and asbestos, is not recommend at this time. This site should not be considered a threat to the local environment.

An additional hazard at this site is the potential for a major structural failure to occur as a result of these restoration/renovation efforts. This hazard appears to be greatest in the barn where there are noticeably stressed beams and walls present.

7.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN PHASE I ENVIRONMENTAL SITE ASSESSMENT

Following are the signatures of the environmental professionals involved in this ESA:

Michael Rossi, Project Scientist — Date: 10/6/00

Seth Pitkin, Senior Geoscientist — Date: 10/6/00

8.0 OPTIONAL APPENDICES

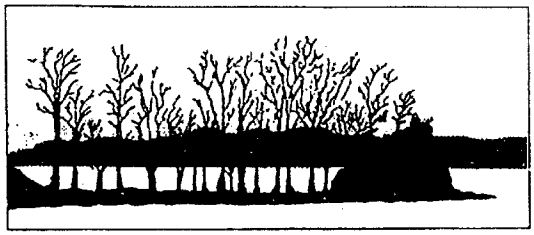
8.1 Ecosearch Environmental Records Database Search Results

8.2 Ownership/Historical Documentation

8.3 Lead and Asbestos Preliminary Inspection Report and Proposal

8.4 SEI Certificate of Insurance

Clay Point Associates, Inc.



September 29, 2000

Mr. Michael Rossi
Stone Environmental, Inc.
58 East State Street
Montpelier, Vermont 05602

Re: Limited Screening for Asbestos Containing Materials and Lead-Based Paint
Residence at 5 Home Farm Way , Montpelier, Vermont

Dear Mr. Rossi:

The following correspondence is in reference to limited professional asbestos and lead-based paint screening activities performed by Clay Point Associates, Inc. (CPAI) on September 29, 2000 on/within the residential structure at 5 Home Farm Way, Montpelier, Vermont. Limited screening was performed as an activity related to property transaction. Specifically, CPAI evaluated all accessible suspect asbestos containing materials and lead-based paint in all accessible areas on/within the building. Representative bulk samples of asbestos containing materials and lead-based paint were not collected/analyzed at this time.

During our on-site walkthrough, CPAI noted the presence of the following suspect asbestos containing materials. These materials may or may not contain asbestos.

Boiler Insulation Material (on abandoned boiler parts in Basement, significantly damaged)
Boiler Exhaust Breeching Insulation Material (three types, one type in Basement is significantly damaged)
Insulation Paper Material (on abandoned ductwork in Basement)
Pipe Insulation Material (none visible, may be inside wall cavities)
Wall/Ceiling Plaster (smooth texture, four types throughout building)
Ceiling Plaster (textured, two types)
Ceiling Tile, 1' x 1', uniform hole pattern
Sheet Rock and Joint Compound (three types as walls and ceilings)
Composition Board Material (four types as walls and ceilings)
Linoleum Floor Covering (two types)
Roofing Paper (as floor covering)
Roofing Materials (including roofing shingles (various types), roofing felt papers and roof patching material - may also be present under metal roofing)
Window Glazing

During our on-site walkthrough, CPAI noted the presence of the following painted/ stained components within the building. These components may or may not be coated with lead-based paint as defined by the Vermont Regulations for Lead Control.

Window Components, including window sashes, window stops, window frames and window sills (various types)
Doors Components, including doors, door frames, and door stops (various types)
Stair Components, including treads, risers, railings, posts and stringers
Ceilings
Ceiling Trim
Walls (various types including wainscoting, horizontal wall paneling as lower wall)
Chair Rails
Baseboards
Interior Shutters
Cabinets
Shelving
Mantel Trim
Moldings (various types)
Floors
Exterior Components, including siding, doors, door frames, window sashes, window sills, window frames, trim, porch floors, railings, posts, columns, etc.

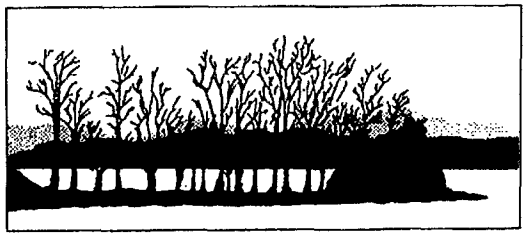
As we discussed on-site, there are specific State and Federal requirements related to asbestos/lead/based paint and demolition/renovation activities. We have enclosed a proposal for asbestos inspection and lead-based paint inspection activities should your client require this information.

Thank you for the opportunity to service your professional environmental management needs. If you have any questions concerning this report or require further assistance with the asbestos/lead-based paint inspection or abatement process, please contact us at 879-2600.

Sincerely,
CLAY POINT ASSOCIATES, INC.

Todd C. Hobson
President

Clay Point Associates, Inc.



February 19, 2007

Mr. James Duggan
Two Rivers Center
c/o Preservation Unlimited
P.O. Box 164
Montpelier, Vermont 05602

Re: Final Report/Asbestos Small Scale, Short Duration Activities
Two Rivers Center, 5 Home Farm Way, Montpelier, Vermont
CPAI Project #9002

Dear Mr. Duggan:

The following correspondence summarizes professional asbestos management activities performed by Clay Point Associates, Inc. (CPAI) on January 18, 2007 relative to asbestos small scale, short duration activities within designated areas of the Two Rivers Center, 5 Home Farm Way, Montpelier, Vermont. Small scale, short duration activities were performed by Alderson, Inc. (Alderson) of Burlington, Vermont.

Professional activities performed by CPAI included informal asbestos project design, project management, limited on-site monitoring of Alderson's activities, inspection of building surfaces to determine that all visible asbestos materials had been removed by Alderson, and reporting. Professional asbestos monitoring activities were performed by Todd C. Hobson. Mr. Hobson is a Vermont certified asbestos Project Monitor (PM015765).

The following small scale, short duration removal activities were performed by Alderson:

- CPAI Area #09 - Glovebag removal of < 1 lin. ft. of asbestos block type pipe insulation.
- CPAI Area #27 - Glovebag removal of 3 sq. ft. of asbestos paper insulation associated with electrical box mounted on center section of east wall.
- CPAI Area #24 - Cleanup of loose asbestos paper duct insulation on heating system diffuser box on floor in southeast corner.

Alderson employed the following work practices during negative pressure glovebag removal. A polyethylene drop cloth was secured to the floor in the area below asbestos materials to be removed. Alderson then began glovebag setup procedures. The nozzle of a vacuum equipped with hepa filtration and a water source were attached into each glovebag. Alderson then performed removal and cleaning procedures inside the sealed glovebags with a hepa vacuum running at all times.

Following completion of removal and cleaning activities, CPAI performed a visual inspection of all building surfaces in the vicinity of each glovebag. CPAI determined that there was no visible dust, dirt, debris, or residue on any building surfaces in the vicinity of the glovebag removal activities.

With respect to cleanup of loose asbestos paper duct insulation in CPAI Area #24, Alderson first wetted the diffuser box on which insulation was located and carefully placed it into an asbestos waste bag. Following containerization, all adjacent building surfaces were cleaned using wet methods and vacuums equipped with hepa filtration.

Following completion of disposal and cleaning activities, CPAI performed a visual inspection of all building surfaces in the southeast corner of Room #24. CPAI determined that there was no visible dust, dirt, debris, or residue on any building surfaces in the vicinity of the cleanup activity.

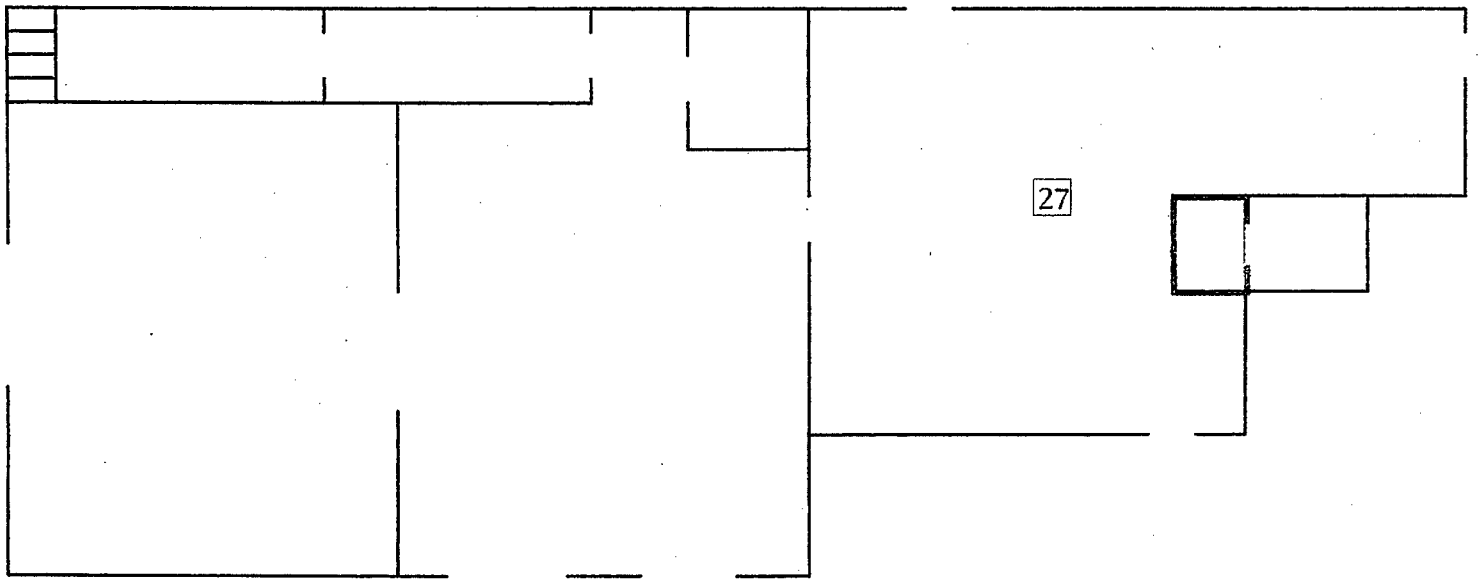
Included with this report are drawings depicting CPAI Area Numbers/abatement work areas and appropriate CPAI certifications.

Thank you for the opportunity to service your professional asbestos management needs. If you have any questions concerning this correspondence or require additional information, please contact us at (802) 879-2600.

Sincerely,
CLAY POINT ASSOCIATES, INC.

Todd C. Hobson
President

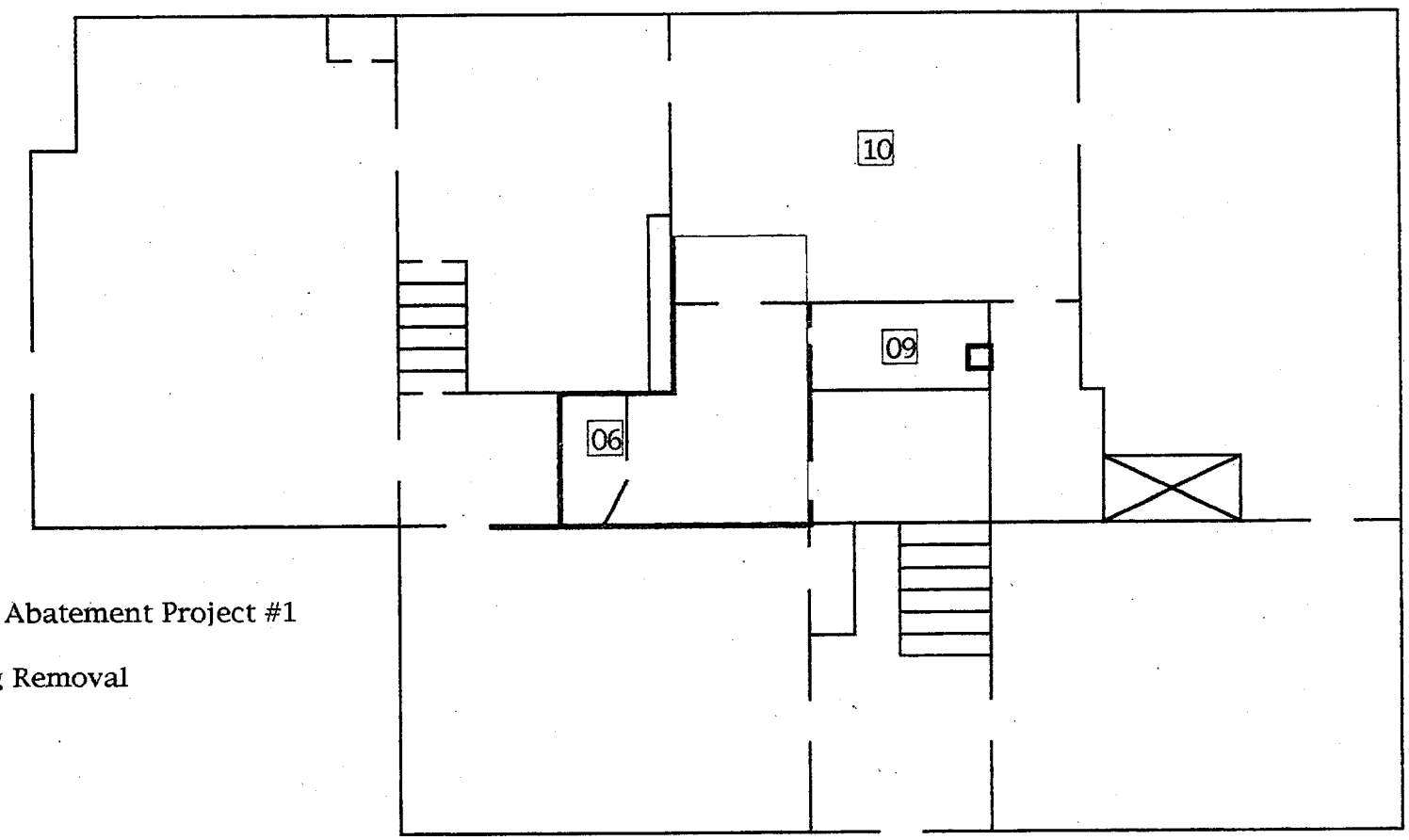
Project North



= Glovebag Removal

Clay Point Associates, Inc. Project #9002 November 18, 2006	Two Rivers Center 5 Home Farm Way Montpelier, Vermont	Barn/First Floor Not to Scale Drawn by: T. Hobson

Project North

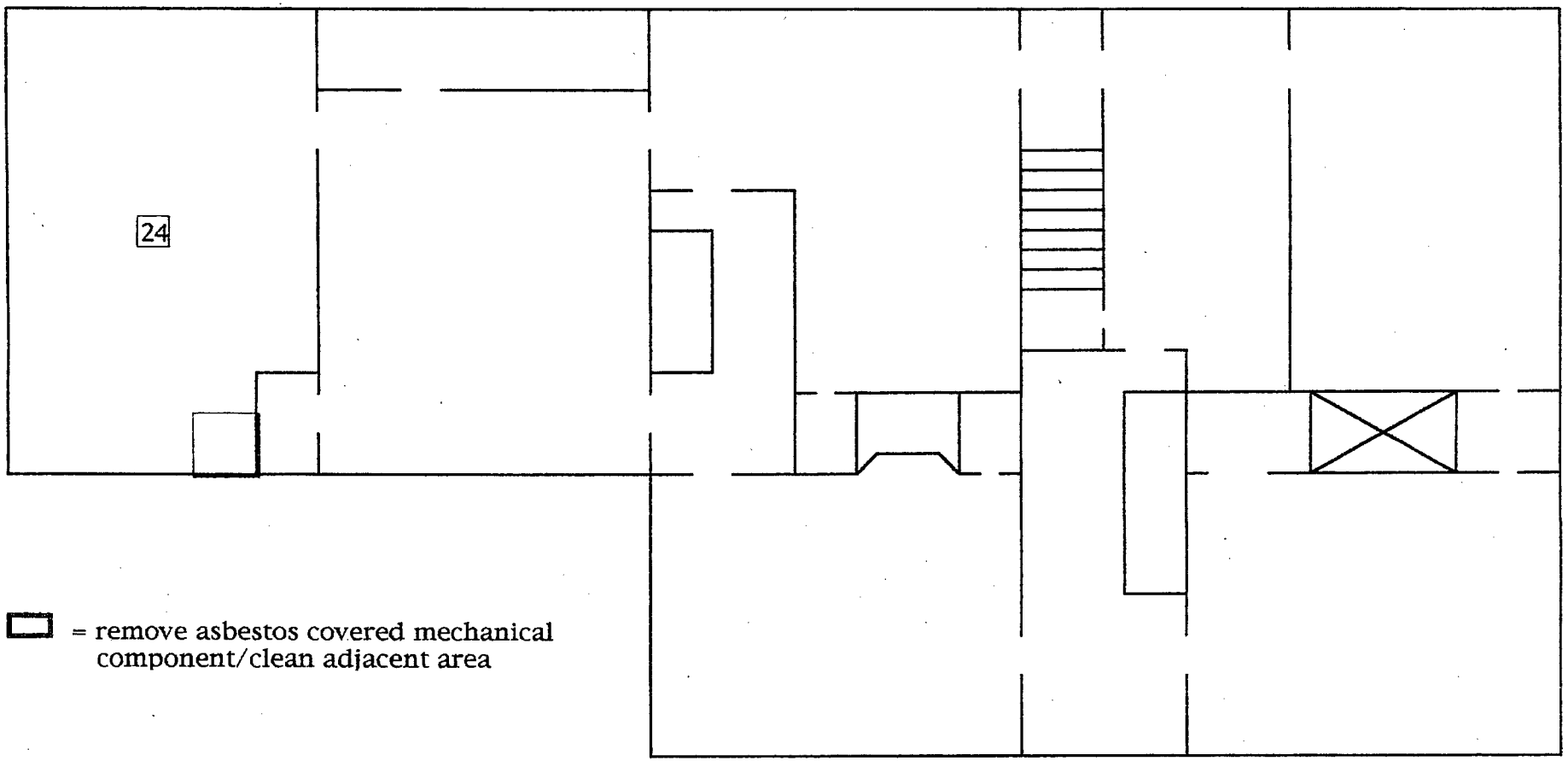


= Asbestos Abatement Project #1

= Glovebag Removal

Clay Point Associates, Inc. **Project #9002** **November 18, 2006**	**Two Rivers Center** **5 Home Farm Way** **Montpelier, Vermont**	**House/First Floor** **Not to Scale** **Drawn by: T. Hobson**

Project North



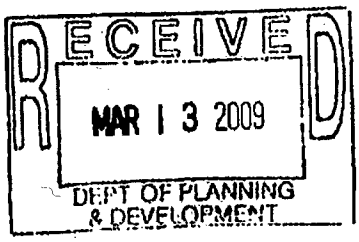
= remove asbestos covered mechanical component/clean adjacent area

Clay Point Associates, Inc. **Project #9002** **November 18, 2006**	**Two Rivers Center** **5 Home Farm Way** **Montpelier, Vermont**	**House/Second Floor** **Not to Scale** **Drawn by: T. Hobson**

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources



WATER QUALITY DIVISION
103 South Main Street
Building 10 North
Waterbury, VT 05671-0408

FAX 802-241-4537
TEL 802-241-3770

March 6, 2009

Clancy DeSmet, Zoning Administrator
City of Montpelier
39 Main Street
Montpelier, VT 05602

Subject: Proposed renovations to the existing structure located at 5 Home Farm Way in the City of Montpelier, VT

Dear Mr. DeSmet:

Based on the information provided, the renovations of the existing structure located at 5 Home Farm Way are located within the Special Flood Hazard Area (SFHA) – Zone A10 of the Winooski River and are located outside of the regulatory floodway.

Minimum NFIP regulations require that the non-residential structures have their first floor, including any basement, to be elevated or floodproofed to or above the Base Flood Elevation (BFE). For fully enclosed areas below the lowest floor with at least one side that is not sub-grade, minimum NFIP regulations require that the area should be used solely for parking vehicles, storage or building access, and should be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

Designs for meeting the requirement that the area must automatically equalize hydrostatic flood forces must either:

- Be certified by a registered professional engineer or architect in accordance with FEMA Technical Bulletin 1-93 *Openings in Foundation Walls*, or
- Shall meet or exceed a minimum of:
    a. Two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
    b. The bottom of all openings shall be no higher than one foot above grade.
    c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

According to the plans and Elevation Certificate submitted by DeWolfe Engineering, the BFE at the existing structure is 546.25' (NGVD 1929). The top of the existing basement floor is 540.20' (NGVD) and the top of the next highest floor is 548.55' (NGVD). All building utility systems will be located on the first habitable floor at 548.55' (NGVD). As the basement area is below BFE, it must be designed to automatically equalize hydrostatic

flood forces.

During the site visit on 3/5/2009 attended by Clancy DeSmet (Montpelier Zoning Administrator), Martin Kemple (Co-Director of Food Works), David Frothingham III (DeWolfe Engineering Associates) Mac Rood (Bast & Rood Architects) and my self, it was demonstrated that the basement design included the installation of flood vents on the basement door. The flood vents that have been proposed have been designed to automatically allow for the entry of flood waters which shall be placed no more than 1' above grade.

The City must require an as-built, finished construction FEMA Elevation Certificate (Form 81-31) to meet its requirement under the Community Rating System (CRS) program. The Elevation Certificate will also ensure that the proper number of flood openings has been provided and that the building has been built in compliance.

Please be aware that where local flood hazard area regulations exceed the minimum NFIP requirements, then the more restrictive regulations apply. Additional Federal, State and local permits may be required. Please contact the VT Agency of Natural Resources Permit Specialist for your area for more information on other applicable environmental permits that may be required. These comments are offered in accordance with 24 VSA §4424. If you have questions or concerns please contact me at (802)241-4597 or at rebecca.pfeiffer@state.vt.us.

Sincerely,

Rebecca Pfeiffer
Environmental Analyst
River Management Program

Cc: Martin Kemple – Food Works at Two Rivers Center (via e-mail)
Mac Rood – Bast & Rood Architects (via e-mail)
David Frothingham III, P.E. – DeWolfe Engineering Associates (via e-mail)

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name: Two Rivers Center for Sustainability

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 5 Home Farm Way

City: Montpelier State: VT ZIP Code: 05602

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): Book 357 Page 97 Parcel ID# 0410-001-000

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 44° 14' 38" Long. 72° 32' 54" Horizontal Datum: [X] NAD 1927 [ ] NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number____

A8. For a building with a crawl space or enclosure(s), provide:
- a) Square footage of crawl space or enclosure(s) _____ sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A8.b _____ sq in

A9. For a building with an attached garage, provide:
- a) Square footage of attached garage _____ sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
Montpelier 500518	Washington	VT

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
0003	A	2-17-82		A10	546.25

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
[ ] FIS Profile [X] FIRM [ ] Community Determined [ ] Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: [X] NGVD 1929 [ ] NAVD 1988 [ ] Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? [ ] Yes [X] No
Designation Date_____ [ ] CBRS [ ] OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: [X] Construction Drawings* [ ] Building Under Construction* [ ] Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized RM15 Vertical Datum NGVD 1929

Conversion/Comments _____

			Check the measurement used.	
a)	Top of bottom floor (including basement, crawl space, or enclosure floor)	540.20	[X] feet	[ ] meters (Puerto Rico only)
b)	Top of the next higher floor	548.55	[X] feet	[ ] meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only)	_____	[ ] feet	[ ] meters (Puerto Rico only)
d)	Attached garage (top of slab)	_____	[ ] feet	[ ] meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	_____	[ ] feet	[ ] meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade (LAG)	539.50	[X] feet	[ ] meters (Puerto Rico only)
g)	Highest adjacent (finished) grade (HAG)	546.60	[X] feet	[ ] meters (Puerto Rico only)

RECEIVED
JAN - 9 2009
DEPT. OF PLANNING & DEVELOPMENT

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

[ ] Check here if comments are provided on back of form.

David L Frothingham III PE
Certifier's Name License Number

Civil Engineer DeWolfe Engineering Assoc.
Title Company Name

81 River St Montpelier VT 05602
Address City State ZIP Code

David L Frothingham III 10/15/08 802-223-4727 x319
Signature Date Telephone

STATE OF VERMONT PLACE SEAL HERE DAVID L FROTHINGHAM III No. 6964 CIVIL LICENSED PROFESSIONAL ENGINEER

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 5 Horse Farm Way	Policy Number:
City: Montpelier — State: VT — ZIP Code: 05601	Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature: David L Frothingham III PE — Date: 10-15-08 — ☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawl space, or enclosure) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawl space, or enclosure) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5 Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name: Martin Kemple

Address: 641 Main Street — City: Montpelier — State: VT — ZIP Code: 05601

Signature — Date: 10-15-08 — Telephone: 802-223-1515 x 307

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in items G8. and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name — Title

Community Name — Telephone

Signature — Date

Comments

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DEPT OF PLANNING & DEVELOPMENT

☐ Check here if attachments

Vitzthum, Sandra

From: Pealer, Sacha
Sent: Monday, July 21, 2014 3:19 PM
To: Vitzthum, Sandra
Cc: Pfeiffer, Rebecca; Alexander, Gretchen
Subject: FW: 5 Home Farm Way- Parcel B Transmittal of Elevation Certificate
Attachments: 5HomeFarmWay_DFIRMatlas_2013.pdf

Hi Sandy,

Rebecca Pfeiffer forwarded me your inquiry since Montpelier is in my district.

We need to caution that a hazardous location such as this is not generally a good place to invest in new state facilities. Risks of flood damage and high flood insurance costs should be prime considerations.

I am not sure what plans may be forming for the parcel, but most of it is located in the floodway where development is generally prohibited. The floodway is the striped zone on the attached map. The red zone is the Special Flood Hazard Area which includes the floodway and flood fringe and delineates the 1% annual chance flood event, or "base flood" (also called "100-year flood").

Also, the parcel is within the River Corridor (due to fluvial erosion hazards). The River Corridor is not on the ANR Atlas yet, but I suspect it would affect most of the parcel, if not all. In general, no new encroachment within the River Corridor will be allowed under the new state floodplain rules, as drafted. If you need us to provide a River Corridor map for the vicinity, please let us know.

Perhaps you are looking at the Elevation Certificate (EC) because the thought is to use the existing building only (no changes to building footprint, no new buildings)? If so, the mitigation will be needed for the basement—it appears that previous plans were to have a walkout basement with flood vents but the changes may never have been made. A basement that is subgrade on all sides is prohibited in the Special Flood Hazard Area.

Also, the FEMA flood data for Montpelier has been updated since the EC was completed. The base flood elevation (sometimes called 100-year) has changed to ~545' (NAVD88) and the 500-year level has changed to ~547.8' (NAVD88). Note that these elevations are in a different vertical datum from the EC as well, and so a conversion factor must be applied for comparison. Getting a new EC completed by a professional engineer or licensed land surveyor would be advised if work is going to be done on this building.

Please let me know if you have other questions or would like to discuss. Thanks for your patience during this busy season.

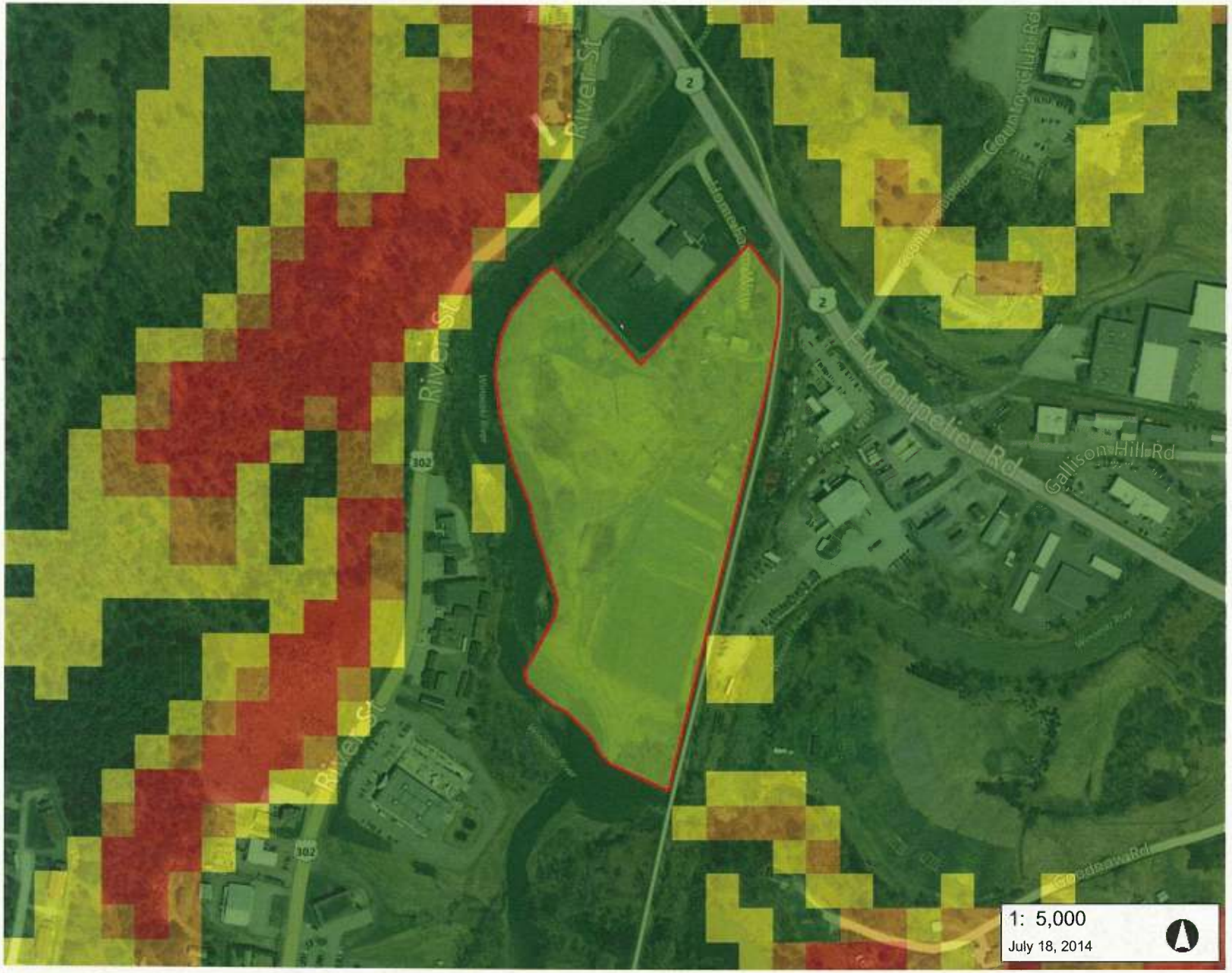
Sacha Pealer, *Central Vermont Floodplain Manager*
1 National Life Drive, Main 2
Montpelier, VT 05620-3522
802-490-6162 / sacha.pealer@state.vt.us
www.watershedmanagement.vt.gov/rivers.htm

VERMONT

Ground Surface Slope Map

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Endangered Species Map

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor any such warranties to be implied with respect to the data on this map.

VERMONT

Area Habitat Blocks

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Deer Yards

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Deer Wintering Areas

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web...ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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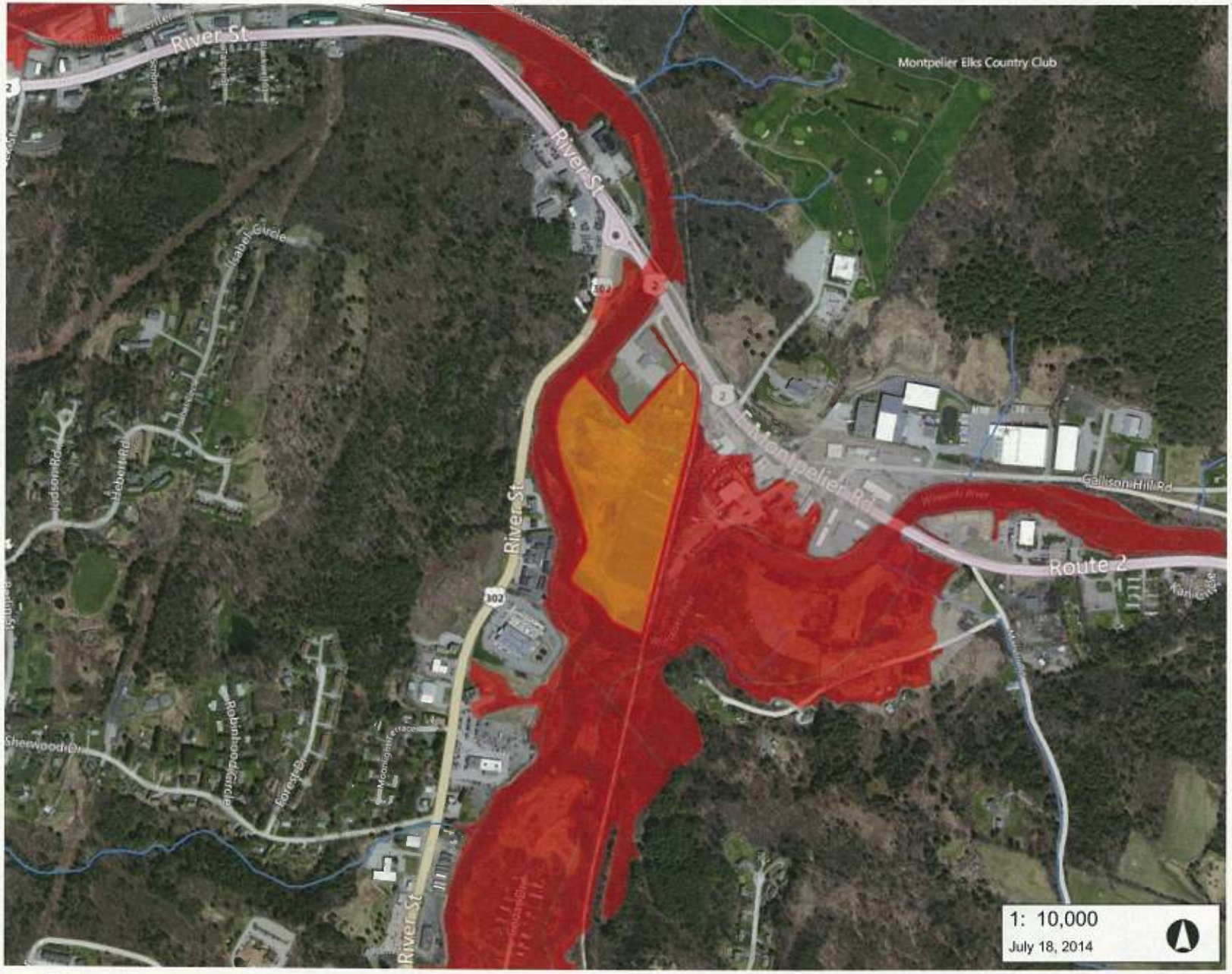
VERMONT

Flood Hazard Areas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Special Flood Hazard Areas (A
Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone
feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Wetland Potential

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Conserved Lands

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Waste Management Locations

Vermont Agency of Natural Resources

vermont.gov

1: 10,000

July 18, 2014

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_We... ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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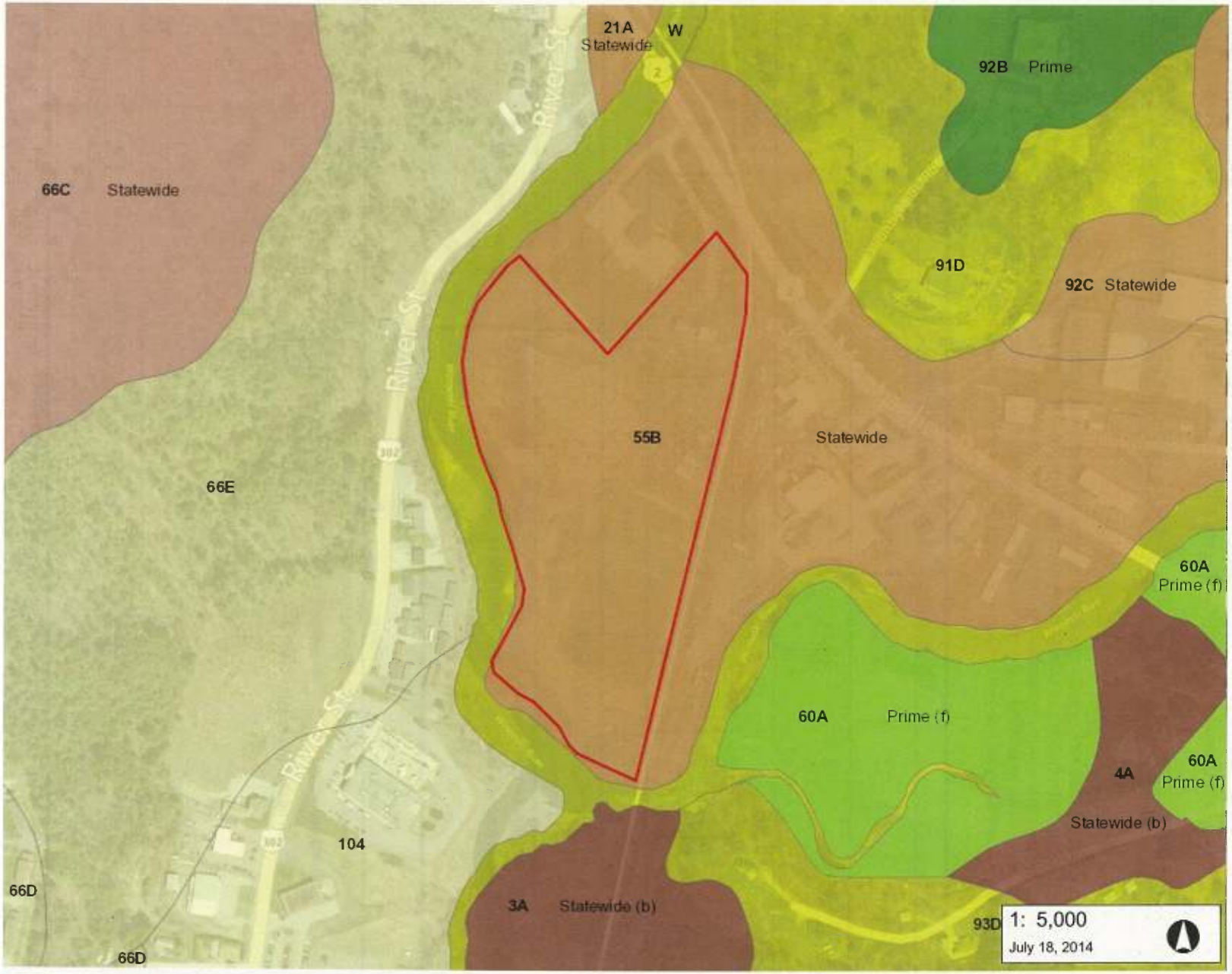
VERMONT

Area Soils Mapping

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

55B: Nicholville silt loam, 3 to 8 percent slopes

NICHOLVILLE SOILS formed in loamy glaciolacustrine deposits on lake plains. They are very deep to bedrock and moderately well drained. These soils have a perched water table at depths of 1.5 to 2.0 feet below the surface from late Fall through late Spring. Permeability is moderate.

This map unit is well suited to cultivated crops, hay and pasture. Slope causes a hazard of erosion. The seasonal high water table is a concern during periods of high rainfall. Crop rotation, cover cropping, contour farming and conservation tillage are practices that can be used to help control erosion. The installation of diversion ditches to divert surface runoff can also be used to help control erosion. Tillage in the spring may be delayed because of the seasonal high water table. Subsurface drainage can be used to lower the seasonal high water table. Proper stocking rates and rotational grazing during wet periods will help to maintain a good stand of pasture plants and help to control erosion. Planting water tolerant plants helps to overcome the wetness caused by the seasonal high water table.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 4

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIh.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the primary concern. Mound system construction and other site modifications are often necessary. On sloping sites, curtain drains can help lower the water table to an acceptable level. In some cases, a detailed, site-specific analysis with groundwater level monitoring and determination of induced groundwater mounding may be required to establish the suitability of this unit.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Nicholville	0-8	SIL	3-18	4.5 - 6.0	0.6-2	2.0-6.0	.49	.49	5
	8-14	SIL	3-18	4.5 - 6.0	0.6-2	0.5-3.0	.64	.64	
	14-65	SIL	3-18	4.5 - 6.0	0.6-2	0.0-1.0	.64	.64	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Nicholville	B	1.5-2.0	None		None		No	---

LAND USE LIMITATIONS

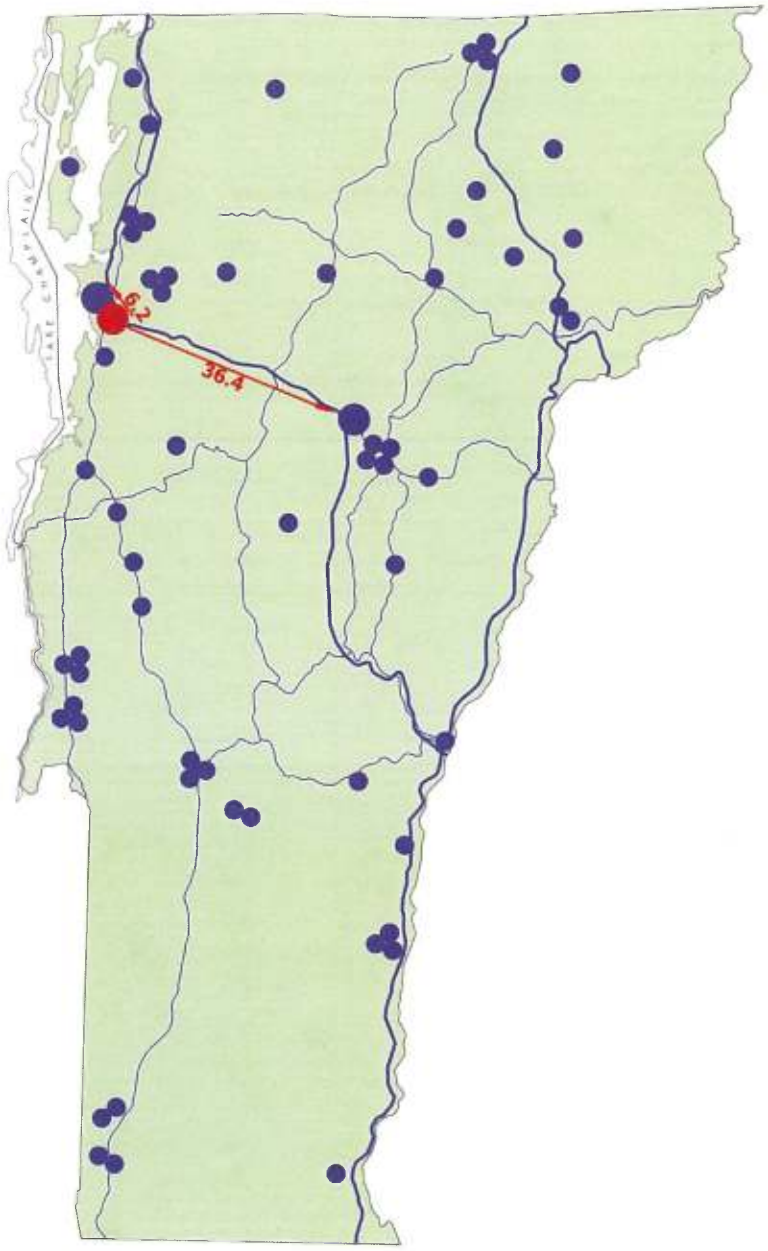
Soil name	Land use	Rating	Reason **
Nicholville	Dwellings with basements:	Very limited	Depth to saturated zone
Nicholville	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	20 Tons
Grass-legume hay	4 Tons
Pasture	7.5 AUM
Alfalfa hay	4.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Nicholville	Harvest equip operability:	Moderately suited	Wetness	Northern Hardwood Forest, Red Spruce-Northern Hardwood Forest
Nicholville	Road suitability:	Moderately suited	Low strength	
Nicholville	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 27.3/40 (# 10)

HINESBURG ROAD, SOUTH BURLINGTON

Criteria, Scores, and Notes

1. 4.0/5 Site fits program, minimal room for expansion and solar array
2. 4.3/5 Site is open with good soils
3. 4.8/5 All utilities available including fiberoptic
4. 4.2/5 Permitted use, height okay depending on precise location. NEPA necessary
5. 3.5/5 Compatible: industrial/commercial park
6. 4.2/5 Site is good for construction
7. 1.3/5 Distant from Montpelier. In airport approach corridor
8. 1.0/5 No wider benefits

Size: 5+ acres

Acquisition cost: $725,000

Rough cost to develop: +/- $700,000

TOTAL $1,400,000+

South Burlington Realty Company

P.O. Box 2204
South Burlington, Vermont 05407-2204
(802) 863-9039

July 1, 2014

Mr. Bill Laferriere
Director of Property Services
2 Governor Aiken Avenue
Montpelier, VT 05633

Dear Mr. Laferriere

I am writing in response to the Notice to Bidders in the Burlington Free Press regarding land for the proposed State Agricultural and Environmental Collaborative Laboratory. Please find enclosed information regarding land in Meadowland Business Park in South Burlington which is owned by South Burlington Realty Company. In this packet I have included a site plan with adjacent owners identified, a copy of the deed, and site map locators. Our asking price for this land is $145,000 per acre, the one year option price for 5 acres would be $5000.

Meadowlands Business Park has the following characteristics:

- Acreage – we have 46.5 available acres to be subdivided, please note that the lot lines on the enclosed site plan are conceptual and are for planning purposes, subdivision would be required.
- Municipal services – The site has water, sewer and electrical service in place as noted on site plan, water and sewer allocations are in hand.
- Fiber Optic – Site is served by Level 3 Communications.
- Permittable – ACT 250 will treat new projects as a minor amendment to 4C1005, a research lab is a permitted use in this district of South Burlington, a storm water permit is in place for the park.
- Parking – there are no physical or environment barriers that would limit parking.
- Truck Access – there are no physical, environmental barriers or permit conditions that would limit truck access.
- Exterior Fenced Area for the storage and safekeeping of service equipment and vehicles is permittable.
- Proposed land is not in a flood plain.
- Clear of toxins – there have not been previous industrial uses on the undeveloped lots.
- Building footprint and height are both permittable in most areas of the enclosed site plan.
- Solar collectors are acceptable and I believe can be place in lot setbacks and not counted toward the density coverage.

Please feel free to contact me if you have any other questions regarding this site, I can be reach at 802-863-9039 x3 or tim@southburlingtonrealty.com. Thank you for your consideration.

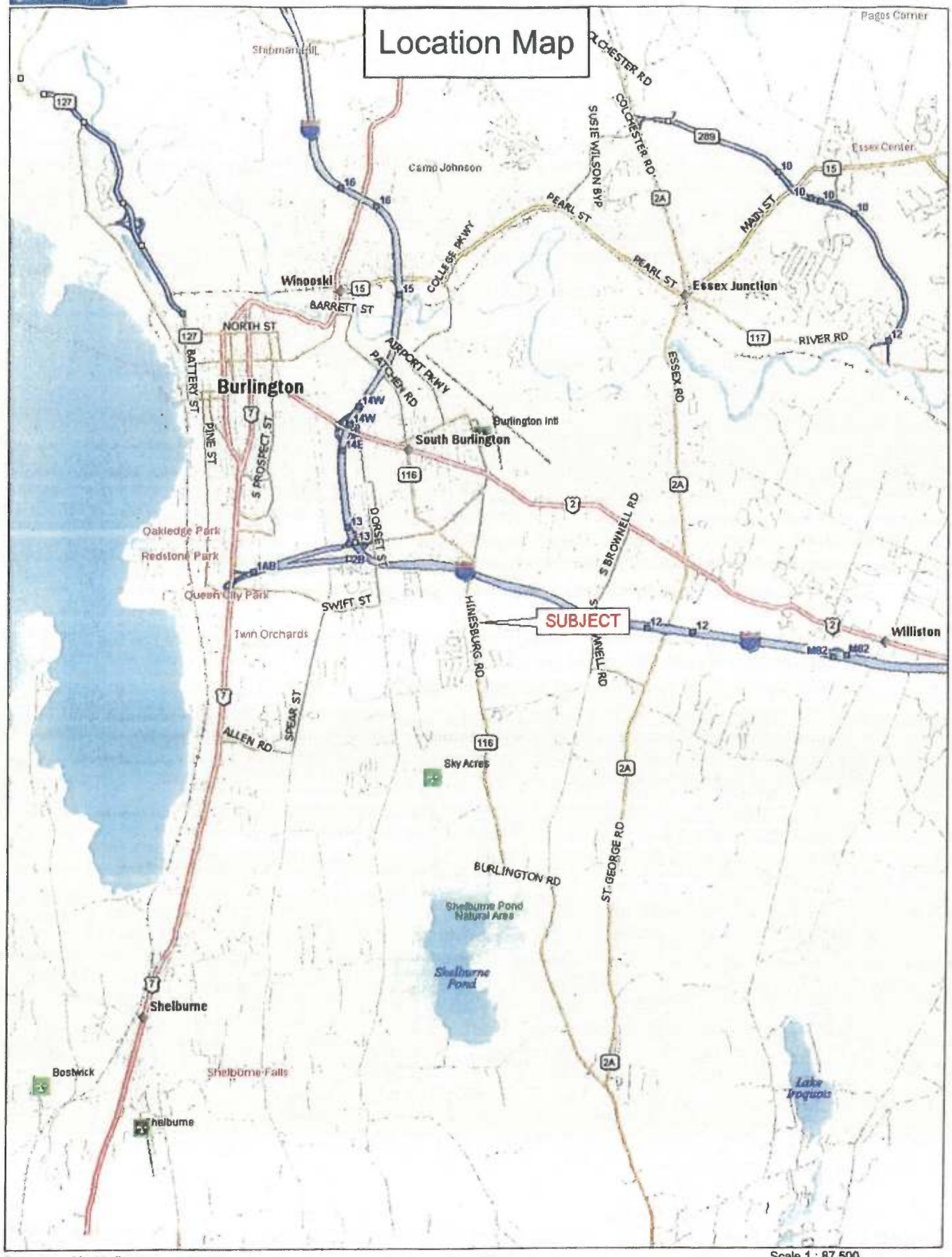
Timothy McKenzie

Timothy J. McKenzie

South Burlington Realty Company
General Manger

DeLorme Street Atlas USA® 2011

Location Map



Data use subject to license.

www.delorme.com

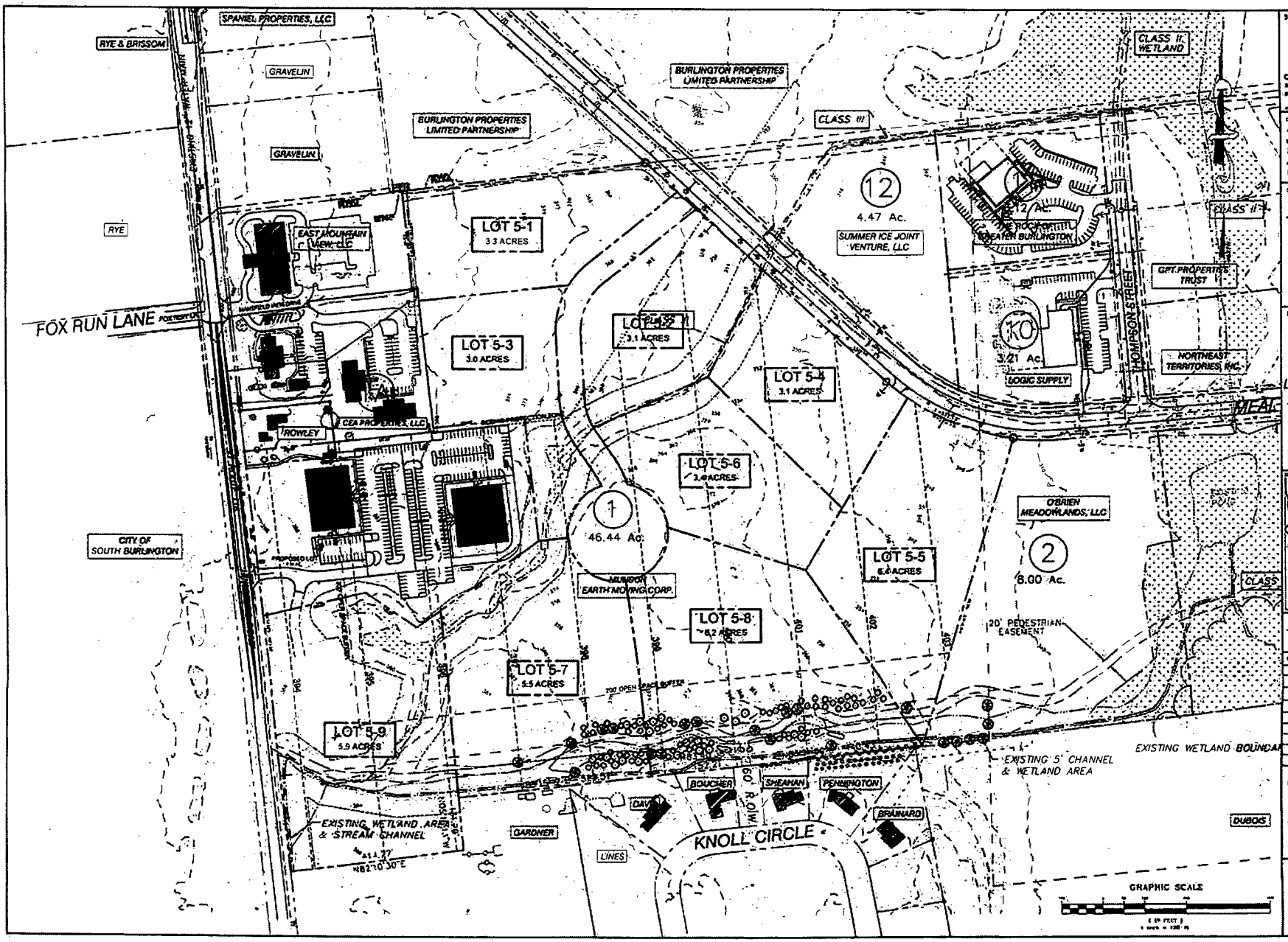
Scale 1 : 87,500

1" = 1.38 mi

Data Zoom 11-2

Google earth

miles 1
km 2



CIVIL ENGINEERING ASSOCIATES, INC.

DRAFT: ACL
REVISED: DSM
APPROVED: DSM

OWNER:
SOUTH BURLINGTON REALTY CORP.
WILLISTON, VERMONT

PROJECT:
MEADOWLAND BUSINESS PARK
LOT 1 DEVELOPMENT

VT. RTE. 116
MEADOWLAND DRIVE
SOUTH BURLINGTON
VERMONT

LOCATION MAP

DATE	CHECKED	REVISION

OPTION 4

9 LOT cul-de-sac SUBDIVISION

DATE: JULY, 2008
SCALE: 1" = 100'
PROJ. NO. 08189

DRAWING NUMBER: 4

-38

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **MUNSON EARTH MOVING CORPORATION**, a Vermont corporation with place of business in Williston, County of Chittenden and State of Vermont ("Grantor"), in consideration of the sum of Ten and More Dollars, paid to its full satisfaction by **SBRC PROPERTIES, LLC**, a Vermont limited liability company with place of business in Williston, County of Chittenden and State of Vermont ("Grantee"), by these presents, does hereby **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, **SBRC PROPERTIES, LLC** and its successors and assigns, forever, two certain pieces or parcels of land with all improvements thereon and appurtenances thereto in the City of South Burlington, County of Chittenden and State of Vermont (the "Premises"), described as follows, viz:

Being **Lot 1** consisting of 39.50 acres, more or less, and **Lot 1B**, consisting of 6.92 acres, more or less, with all improvements thereon and appurtenances thereto, as depicted on a survey entitled: "Subdivision of Lot 1B from Lot 1, Meadowland Business Park for: Munson Earth Moving Corp., Vt Rte. 116 & Meadowland Drive, City of South Burlington, Vermont," prepared by Civil Engineering Associates, Inc., dated February 23, 2009 and recorded as Map Slide 537 at Page 6 of the City of South Burlington Land Records (the "Plat").

Being all and the same land and premises conveyed to Munson Earth Moving Corporation by Warranty Deed of Summer Ice Joint Venture dated December 11, 2003 and recorded in Volume 651 at Page 152 of the City of South Burlington Land Records, excepting and excluding the lands and premises previously conveyed by Munson Earth Moving Corporation to CEA Properties, LLC by Warranty Deed dated September 6, 2007 and recorded in Volume 795 at Page 421 of the City of South Burlington Land Records.

Also included herein are all the remaining permit allocations granted to Munson Earth Moving Corporation by Warranty Deed of Summer Ice Joint Venture dated December 11, 2003 and recorded in Volume 651 at Page 152 of the City of South Burlington Land Records.

The Premises are subject to and have the benefit of a certain easements described in the Warranty Deed of Munson Earth Moving Corporation to CEA Properties, LLC dated September 6, 2007 and recorded in Volume 795 at Page 421 of the City of South Burlington Land Records.

The Premises are further subject to and/or have the benefit of: (a) State of Vermont Wastewater System and Potable Water Supply Permit No. WW-4-3256 dated March 19, 2009 and recorded in Volume 855 at Page 292 of the City of South Burlington Land Records; (b) State of Vermont Land Use Permit No. 4C1005-10 dated June 2, 2009 and recorded in Volume 870 at Page 1 of the City of South Burlington Land Records; (c) easements, conditions and matters set forth in the Warranty Deed of Summer Ice Joint Venture dated December 11, 2003 and recorded in Volume 651 at Page 152 of the City of South Burlington Land Records; (d) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadowland Business Park dated December 11, 2003 and recorded in Volume 651 at Page 114 of the City of South Burlington Land Records; (e) First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Meadowland Business Park dated January 27, 2008 and recorded in Volume 805 at Page 619 of the City of South Burlington Land Records; (f) Recreation Path Easement Deed granted by Munson Earth Moving Corporation to the City of South Burlington dated March 20, 2009 and recorded in Volume 868 at Page 89 of the City of South Burlington Land Records; (g) easements, buffer zones, scenic protection zone and all other matters depicted on the Plat; (h) taxes assessed on the Grand List not delinquent on the date of this Deed, which Grantee herein assumes and agrees to pay as part of the consideration for this Deed subject to

such taxes being prorated between Grantor and Grantee on the date this Deed is delivered; (i) the provisions of municipal ordinances, public laws and special acts; and (j) all easements and rights of way of record, not meaning to reinstate any claims barred by operation of the Vermont Marketable Record Title Act, 27 V.S.A. § 601 *et seq.*

Reference is hereby made to the above mentioned instruments and the records and references contained therein in further aid of this description.

GRANTOR DOES NOT INTEND TO CAUSE, PERMIT OR ALLOW A MERGER OF THE SEPARATE LOTS INTO A SINGLE LOT AND FOLLOWING THE EXECUTION AND DELIVERY OF THIS DEED, EACH OF SUCH INDIVIDUAL LOTS SHALL CONTINUE TO BE A SEPARATE AND DISTINCT LOT FROM EACH OTHER.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, **SBRC PROPERTIES, LLC** and its successors and assigns, to their own use and behoof forever; and the said Grantor, **MUNSON EARTH MOVING CORPORATION** for itself and its successors and assigns, does covenant with the said Grantee, and its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and it hereby engages to **WARRANT and DEFEND** the same against all lawful claims whatsoever, except as aforementioned.

IN WITNESS WHEREOF, the Grantor, **MUNSON EARTH MOVING CORPORATION**, by its duly authorized agent, does hereby execute this Warranty Deed as of the 31st day of October, 2012.

MUNSON EARTH MOVING CORPORATION

By: _____
David C. Bright, President and
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 31st day of October, 2012, personally appeared David C. Bright, President and Duly Authorized Agent for **MUNSON EARTH MOVING CORPORATION**, to me known to be the person who executed the foregoing instrument, and he/~~she~~ acknowledged this instrument, by him/~~her~~ signed, to be his/~~her~~ free act and deed and the free act and deed of **MUNSON EARTH MOVING CORPORATION**.

Before me, _____
Notary Public
Printed Name: Timothy M. Eustace

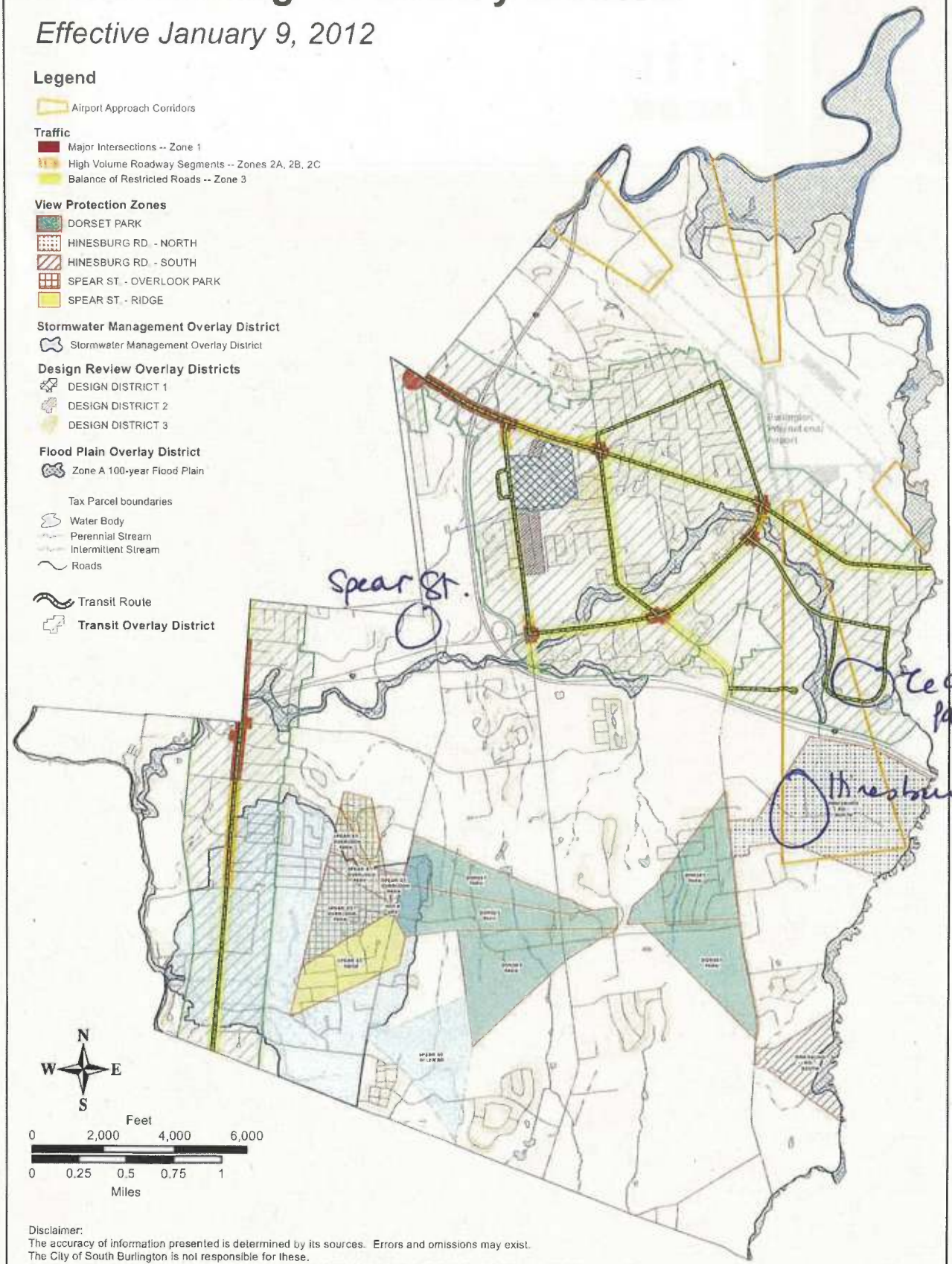
Notary commission issued in Chittenden County
My commission expires: 2/10/15

Vermont Property Transfer Tax
32 V.S.A. Chap 231
--ACKNOWLEDGEMENT--
RETURN REC'D-TAX PAID BOARD
OF HEALTH CERT. REC'D.
LAND USE DEVELOPMENT
PLANS APP. CERT. REC'D
Return No. _____
Susan L. Neville City Clerk
Date Nov 05 2012
<49629?v2/TME>

END OF DOCUMENT

South Burlington Overlay Districts

Effective January 9, 2012



Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist.
The City of South Burlington is not responsible for these.
Questions of on-the-ground location can beresolved by site inspections and/or surveys by registered surveyors.
This map is not sufficient for delineation of features on the gound.
This map identifies the presence of features, and may indicate relationships between features,
but it is not a replacement for surveyed information or engineering studies.
Map updated by H. Shaw using ArcGIS 10.0. All data is in State Plane Coordinate System, NAD 1983.

\\PWServ\GISData\Planning\OverlayMap\OverlayMap_11x17

VERMONT

Ground Surface Slope Map - **So Burlington - Hinesburg Rd**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_We... ...ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Endangered Species Map - So Burlington - Hinesburg Rd

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Area Habitat Blocks - **So Burlington - Hinesburg Rd**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web...ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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Deer Yards - So Burlington - Hinesburg Rd

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Deer Wintering Areas

NOTES

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VERMONT

Flood Hazard Areas - So Burlington - Hinesburg Rd

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Special Flood Hazard Areas (A
Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

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VERMONT

Wetland Potential - So Burlington - Hinesburg Rd

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

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Conserved Lands - **So Burlington - Hinesburg Rd**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_We... ...ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Waste Management Locations - So Burlington - Hinesburg Rd

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

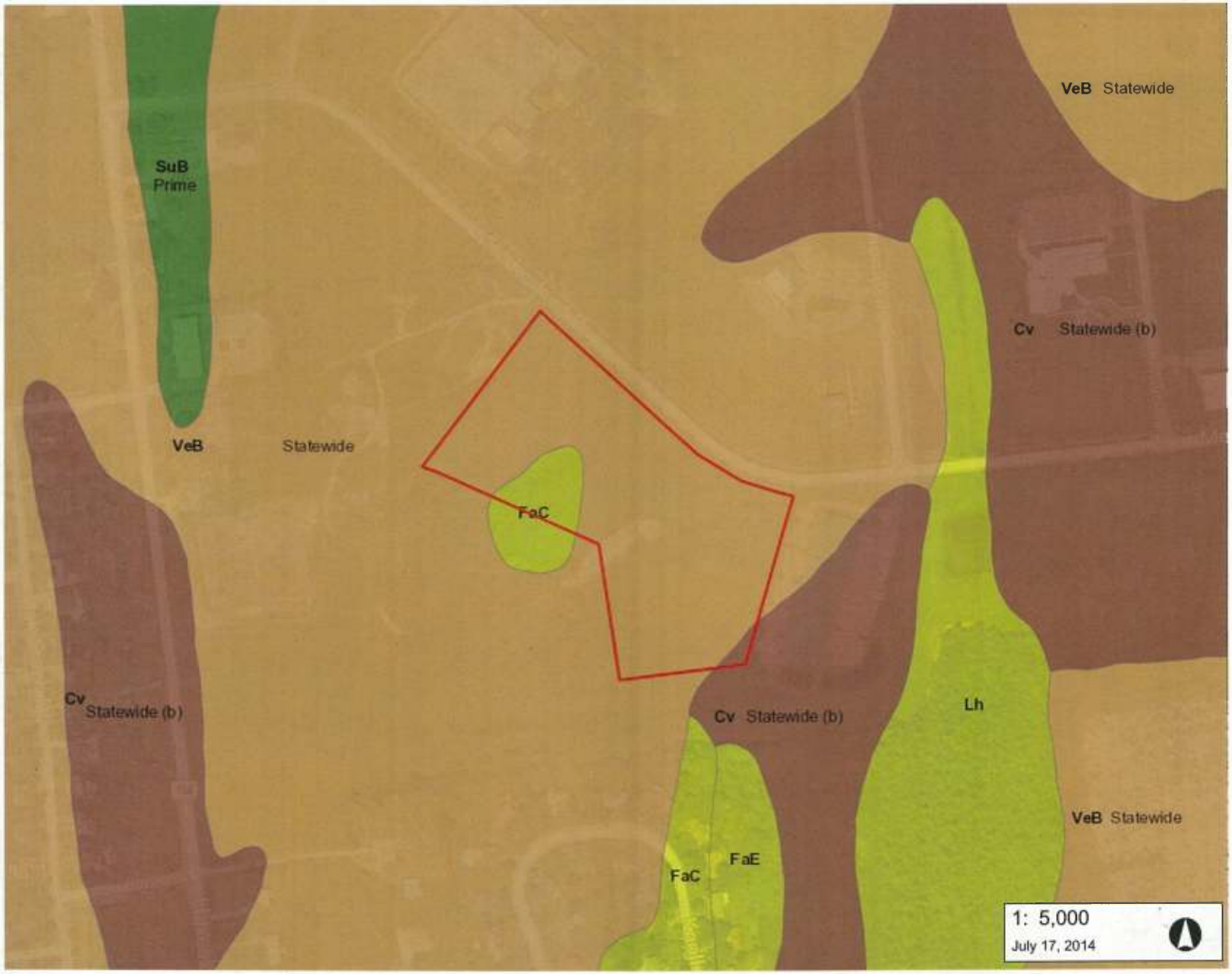
THIS MAP IS NOT TO BE USED FOR NAVIGATION

VERMONT

Area Soils Mapping - **So Burlington - Hinesburg Rd**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_We[illegible]ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

VeB: Vergennes clay, 2 to 6 percent slopes

VERGENNES SOILS formed in clayey glaciolacustrine deposits on lake plains. They are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.0 to 3.0 feet below the surface from Early Winter through late Spring. Permeability is slow or moderately slow in the surface layer, slow or very slow in the subsoil and very slow in the substratum. Depth to carbonates ranges from 18 to 40 inches.

This map unit is well suited to cultivated crops, hay and pasture. Erosion is a hazard. Working these soils when they are wet may result in a compacted, cloddy condition. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 6

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIc.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table in association with the minimal slope is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level, however, the minimal slope may prevent their use in many areas.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Vergennes	0-6	C	27-90	4.5 - 7.3	0.06-0.6	2.0-6.0	.49	.49	2
	6-14	C	60-90	4.5 - 7.3	0-0.2	0.5-2.0	.49	.49	
	14-25	C	60-90	5.6 - 8.4	0-0.2	0.5-2.0	.49	.49	
	25-65	C	60-90	7.9 - 8.4	0-0.06	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Vergennes	D	1.0-3.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Vergennes	Dwellings with basements:	Very limited	Depth to saturated zone
Vergennes	Pond reservoir areas:	Somewhat limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	15 Tons
Grass hay	4.5 Tons
Grass-clover	5.6 AUM
Alfalfa hay	4.5 Tons
Grass-legume hay	3.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Vergennes	Harvest equip operability:	Moderately suited	Low strength	Valley Clayplain Forest
Vergennes	Road suitability:	Moderately suited	Stickiness; high plasticit	
Vergennes	Erosion hazard (off-road):	Slight		

FaC: Farmington extremely rocky loam, 5 to 20 percent slopes

FARMINGTON SOILS formed in loamy glacial till on uplands. They are shallow to bedrock and well drained and somewhat excessively drained. Permeability is moderate.

These soils are suited to cultivated crops, hay and pasture. Stones and boulders on the surface and rock outcrops are troublesome in tillage and harvesting operations. Slope restricts the use of equipment in some areas.

Important farmland classification: NPSL	Land capability: 4 e	Vermont Agricultural Value Group: 8e

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVc. - This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The very shallow to shallow depth to bedrock is the limiting condition.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Farmington	0-7	L	10-27	5.1 - 7.3	0.6-2	2.0-6.0	.32	.32	1
	7-17	SIL	10-27	5.6 - 7.8	0.6-2	0.0-1.0	.32	.37	
	17-21	UWB	---	---	0.01-20	---	---	---	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Farmington	D	---	None		None		No	10-20

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Farmington	Dwellings with basements:	Very limited	Depth to hard bedrock
Farmington	Pond reservoir areas:	Very limited	Depth to bedrock

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-legume hay	3 Tons
Pasture	5.5 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Farmington	Harvest equip operability:	Well suited		Mesic Maple-Ash-Hickory-Oak Forest, Transition Hardwoods Limestone Forest Variant, Limestone Bluff Cedar-Pine Forest, Temperate Calcareous Outcrop, Northern Hardwoods Limestone Forest Variant
Farmington	Road suitability:	Moderately suited	Slope	
Farmington	Erosion hazard (off-road):	Slight		

Cv: Covington silty clay

COVINGTON SOILS formed in clayey glaciolacustrine deposits on lake plains. They are very deep to bedrock and poorly drained. These soils have a water table at depths of 0.5 to 1.0 feet below the surface from Fall through late Spring. Permeability is slow or very slow in the surface layer and very slow in the subsoil and substratum. Depth to the carbonates material ranges from 20 to 60 inches.

This map unit is poorly suited to cultivated crops. If adequate drainage is provided, it is suited to hay and pasture. A seasonal high water table is a management concern. Working these soils when they are wet may result in a compacted, cloddy condition. Areas of this map unit may be classified as wetland and drainage may be regulated.

Important farmland classification: Statewide (b)	Land capability: 4 w	Vermont Agricultural Value Group: 6d

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVa.- This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. Excessive soil wetness in association with the minimal slope is the limiting condition. Prolonged periods of saturation at or near the soil surface do not allow for the proper functioning of septic systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Covington	0-8	SIC	40-90	5.6 - 7.3	0-0.2	4.0-16	.49	.49	2
	8-28	C	60-90	5.6 - 7.8	0-0.06	0.5-2.0	.49	.49	
	28-65	C	60-90	5.6 - 8.4	0-0.06	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Covington	D	0.5-1.0	None		None		Yes	---

LAND USE LIMITATIONS

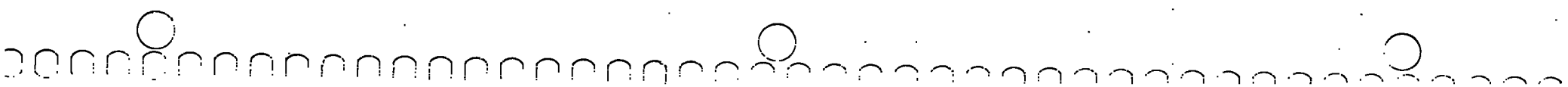
Soil name	Land use	Rating	Reason **
Covington	Dwellings with basements:	Very limited	Depth to saturated zone
Covington	Pond reservoir areas:	Not limited	

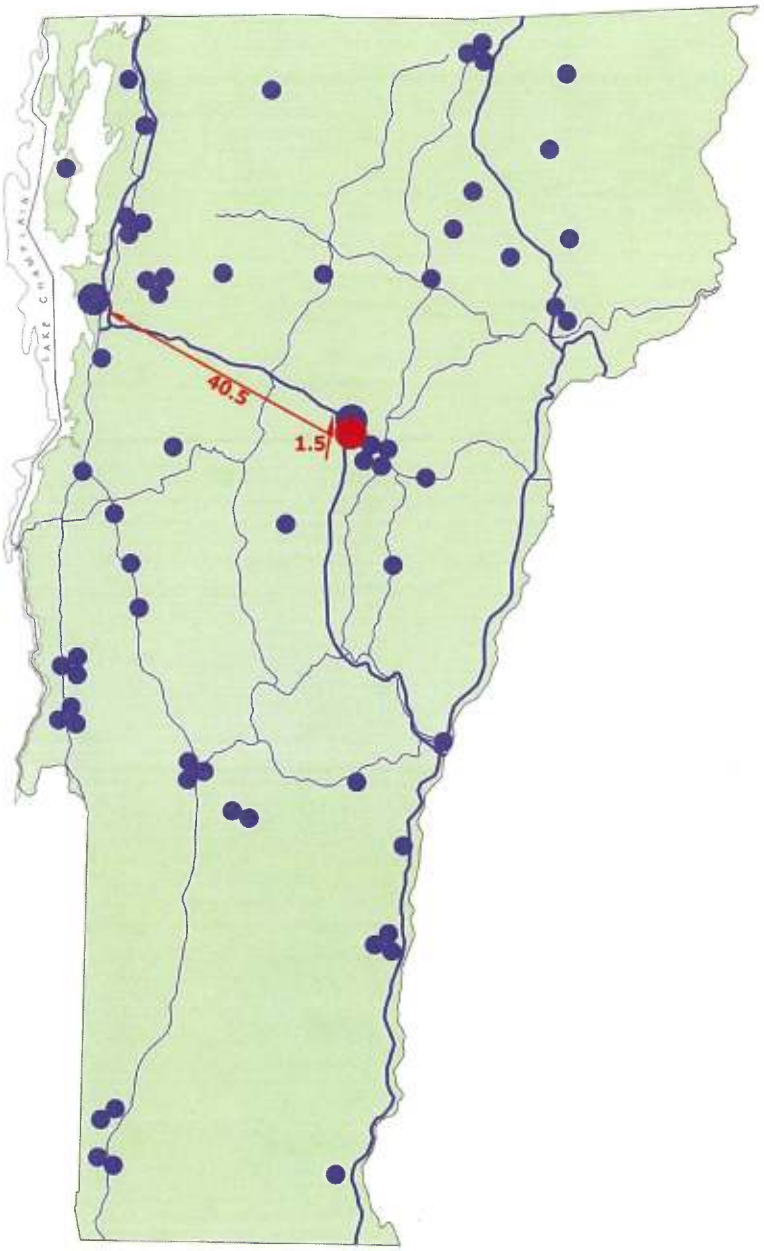
AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	10 Tons
Grass hay	3 Tons
Pasture	5.5 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Covington	Harvest equip operability:	Poorly suited	Wetness	Wet Clayplain Forest Variant
Covington	Road suitability:	Poorly suited	Wetness	
Covington	Erosion hazard (off-road):	Slight		





OVERALL SCORE: 27.2/40 (# 11)

ROUTE 12, BERLIN

Criteria, Scores, and Notes

1. 3.8/5 Site a little tight esp. if septic field is needed
   Steep drive up; needs to be reconfigured
2. 3.5/5 Site is a plateau with steep slopes; no room for septic
3. 1.8/5 Water would be a well. Extend wastewater up Rte
   12 to Independence Green. Fiberoptic is available
4. 3.2/5 Conditional use, height fine. NEPA necessary
5. 3.7/5 Compatible, although visible from interstate
6. 3.2/5 Somewhat tight for construction and steep drive
7. 4.3/5 Very close to Montpelier, particularly National Life
8. 3.7/5 No wider benefits

Size: 6 acres

Acquisition cost: $400,000
Rough cost to develop: $800,000 - $950,000
TOTAL $1,200,000+

Mr. Bill Laferriere, Director of Property Services
State of Vermont
2 Governor Aiken Ave
Montpelier, VT 05633

Dear Mr. Laferriere:

We are responding to the recently advertised solicitation for a parcel of land for siting the proposed State Agricultural and Environmental Collaborative Laboratory. As detailed below, we believe our site is very well suited for this facility and provides the following major advantages: proximate to exit 8 of I-89; near other state offices in Montpelier, Waterbury and Barre; has a no jurisdiction letter of determination from Act 250; has municipal infrastructure services; and meets the other requirements of the RFP.

Response to Required Site Characteristics

Acreage:

6.0 (minimum required: 5.0)

Municipal Services:

Power, public water, public sewer are available

Fiber Optic:

At curb

Permittable:

Site is in the Town of Berlin Commercial (CG) District and lists "State or municipal building or facility" as a Conditional Use in this District (refer to attached **Exhibit 1** – excerpt from Berlin Zoning Regulations dated 7/23/13)

The site has a January 19, 2001 jurisdictional letter of determination from the District 5 Environmental Commission stating that an Act 250 land use permit will not be required for development of this site (refer to attached **Exhibit 2** – letter)

Proximity to interstate:

The site abuts I-89 and is a +/- 2.5 mile drive from exit 8 (Montpelier) – (refer to attached **Exhibit 3** – aerial map)

Size/Characteristics of Site:

This site can be developed to meet the following space needs simultaneously:

- Parking for 50 vehicles
- Drives and maneuvering for 20' trucks
- 3,000sf fenced storage area
- Out of floodplain
- Ability to meet stormwater regulations and attain required stormwater permits
- Clear of environmental toxins
- Building footprint of 15,500sf
- Ability to accommodate multi story construction
- Capacity for building mounted and/or ground mounted solar array

Attachments:

Exhibits 1 – 3 (see above)
Exhibit 4 – Site Plans – one with with Adjoiner Information, another with infrastructure design information
Exhibit 5 – copy of deed

Financial Requirements:

Purchase price and terms: $400,000, 10 annual payments of $40,000
Cost of one year option to purchase: $15,000

Developer Lease Potential:

The site Owners are very amenable to developing this project for a long term lease arrangement with the State of Vermont and have a development portfolio of similar arrangements.

Thank you for allowing us the opportunity to provide this proposal. Please call with questions, and to let us know how we can serve the State of Vermont's needs in developing a new State Agricultural and Environmental Collaborative Laboratory.

Sincerely,

A. Michael Pitonyak
Co-Owner

Exhibit 1

Table 2.06 COMMERCIAL (CG) DISTRICT

A. Purpose. To allow a variety of commercial uses consistent with the area's function as a regional commercial and service center; strengthen the integration of land uses through a system of interconnected roads, driveways and sidewalks/pathways; maintain consistently high standards of site design; and protect and strengthen adjacent residential neighborhoods from adverse impacts associated with incompatible uses.

B. Permitted Uses. The following uses are permitted after issuance of a Zoning Permit by the Zoning Administrator:

1. Accessory dwelling
2. Accessory use
3. Accessory structures
4. Agricultural and forest uses
5. Automobile sales & service
6. Bank
7. Business services
8. Home child care
9. Home occupation
10. Hospital
11. Hotel
12. Indoor and outdoor recreation
13. Mortuary
14. Motel
15. Office building
16. Parking facility
17. Private club
18. Restaurant, bar
19. Retail store
20. Shopping center

C. Conditional Uses. The following uses are permitted after issuance of Conditional Use approval by the Development Review Board:

1. Drive-through use
2. Dormitories
3. Contractor's yard
4. Elderly housing
5. Gasoline service station
6. Licensed child care
7. Light manufacturing
8. Nursing home
9. One-family dwelling
10. Public utility substation
11. Religious institution
12. School
13. State or municipal building or facility
14. Telecommunications facility
15. Transmission lines
16. Two-family dwelling
17. Warehouse

An applicant may apply for Conditional Use approval for uses not listed above, provided the DRB finds that in addition to other specific and general standards set forth in these regulations, the proposed use meets the following specific standards:

1. Such use is of the same general character as those permitted or allowed as conditional uses in the district, and
2. Such use will not be detrimental to the other uses within the district and the adjoining land uses.

D. Area, Yard, Coverage, Height and General Regulations:

Lot Area Minimum:	25,000 sq. ft
Lot Frontage Minimum:	120 feet
Lot Depth Minimum:	150 feet
Lot Front Yard Minimum:	50 feet
Lot Rear Yard Minimum:	25 feet, or 100 feet abutting residential districts
Side Yard Minimum:	25 feet or 50 feet abutting residential districts
Building Height Maximum:	60 feet
General Regulations:	As set forth in Article III herein

Exhibit 2 1/3

COPY

State of Vermont
District #5 Environmental Commission
324 North Main Street
Barre, Vermont 05641
(802) 476-0185
FAX: (802) 479-4272

January 19, 2001

JAN 23 2001
VALSANGIACOMO DETORA & McQUESTEN

Gary D. McQuesten, Esq.
Valsangiacomo, Detora & McQuesten, PC
172 North Main Street
PO Box 625
Barre Vermont 05641-0625

Re: Clear Shot Leasing LLC/Michael Pitonyak: Construction of Office Complex/Maintenance Facility
Town of Berlin
Jurisdictional Opinion 5-01-1

Dear Gary:

Thank you for your letter dated January 9, 2001 on behalf of Mike Pitonyak and in response to my inquiry dated December 14, 2000.

In your letter, which also includes factual representations attested to by Mr. Pitonyak, you indicate that while quantities of crushed stone and screened topsoil are stockpiled on the site, no construction has commenced on the commercial project referenced in the application for a wastewater disposal/water supply permit and filed with the Department of Environmental Conservation.

I drove by the site again yesterday on I-89 and observed several piles as well as a fuel tank and at least one piece of construction equipment. The site is clearly visible from several vantage points along the northbound lanes of the highway as one descends the hill from exit 7.

This is a most difficult time of the year to draw any conclusions based upon site observations given snow cover. I accept the factual representations contained in your letter. However, it seems that the stockpiles on the site are related to the proposed commercial use - which I understand to be a base operation for a building contractor. I assume that the topsoil is not soil removed from the site itself in preparation for its development.

I wanted to provide a context for my raising of jurisdictional concerns. As you know, the necessity for a land use permit is triggered by the "commencement of construction of improvements" for a commercial purpose on a tract of land of at least 10 acres in area in a town with both permanent zoning and subdivision bylaws. Environmental Board Rules 2(C) and (D) define the terms "commencement of construction" and "construction of improvements" (copies enclosed). Further, the Environmental Board has had reason to consider the interpretation of these rules and, in a case involving very minimal site work, the Board observed:

2/3

> ...that the activity already taken and proposed to occur on the Omya Tract does not involve significant physical disturbance. Nevertheless, "construction of improvements" is defined as "*any physical action* on a project site." There is no de minimus exception in the Act 250 statute, the EBRs, or Board precedent. [Loomis d/b/a Green Mountain Archery 1R0426-2-EB (December 18, 1997)] (at page 28, footnote excluded).

Thus, my concern for the Clear Shot/Pitonyak site stemmed from the observations of "physical action" on the current 11 acre tract.

A second concern is that since the 1970s the lands adjacent to the Vermont interstate highway system have been recognized as a "scenic corridor" by State policy makers. Project impacts on the "scenic corridors" have been considered under criteria 8 and 9(K) of Act 250*. As noted above the site is clearly visible from the northbound lanes of I-89. Visibility from the southbound lane is not as prolonged - but the site is immediately adjacent to the highway right-of-way.

Based upon the factual representations in your letter that construction has not commenced on the site, and in anticipation that when such work does start the property will be a 6 acre tract owned by Mr. Pitonyak and affiliated persons, a land use permit is not, and will not be, required for the project. This jurisdictional determination completes the review begun by this office on the Project Review Sheet dated October 13, 2000.

In closing, I urge that some consideration be given to reducing possible impacts on the "scenic corridor" in the design of the project and use of the site. Examples of typical mitigation measures employed by District Commissions in such instances include non-reflective building roofs, dark colored structures, hooded/shielded exterior light fixtures, retention of existing vegetative buffers and strategically situated supplemental landscaping plantings.

Thank you for your cooperation in this matter and do not hesitate to call with any questions.

Sincerely,

Ed Stanak

Edward Stanak
District Coordinator

cc: Kip Matthews
District Commission
Warren Coleman, Esq., ANR
Berlin Development Review Board
Central Vermont Regional Planning Commission

* By way of coincidental example, it is noted that a condominium project across I-89 from the Clear Shot site was evaluated during the 1980s for impacts on the "scenic corridor" (See Haney Development Corporation 5W0354-2 and -3).

3/3

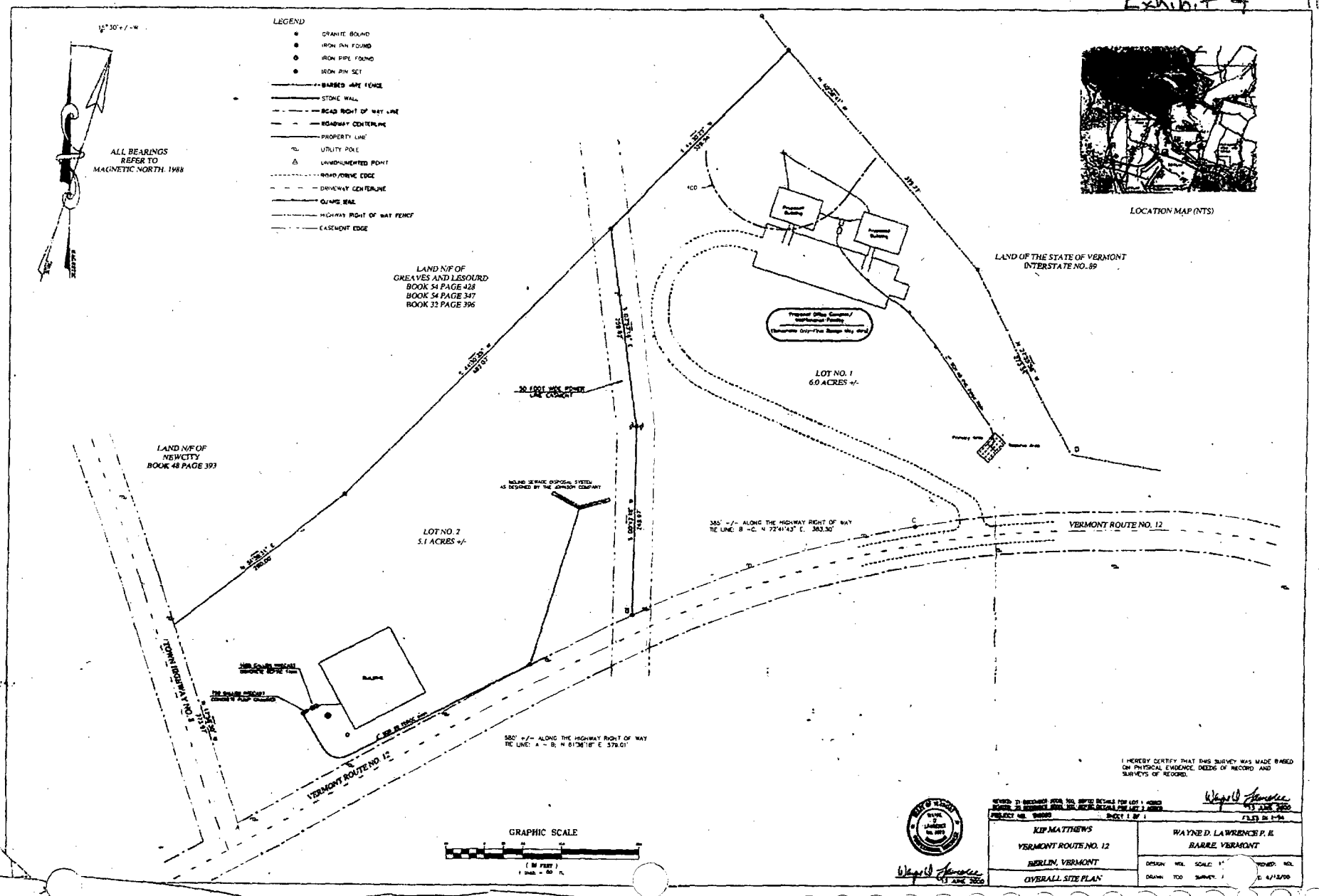
This is a jurisdictional opinion and, pursuant to 10 V.S.A. §6007(C) and Board Rule 3, it may be reconsidered by the District Coordinator or it may be appealed to the Environmental Board by the applicant, by individuals or entities who may be affected by the outcome of the opinion, or by parties that would normally be entitled to notice under 10 V.S.A. §6084 and Board Rule 14(A). **An appeal from a jurisdictional opinion must be filed within 30 days of the mailing of the opinion to the person appealing. Failure to appeal within the prescribed period shall render the jurisdictional opinion the final determination with respect to jurisdiction under this chapter unless the opinion has not been properly served on parties that would normally be entitled to notice under 10 V.S.A. §6084 and Board Rule 14(A), and on persons and entities who may be affected by the outcome of the decision, according to the Rules of the Board.** Any appeal shall be by means of a petition for declaratory ruling pursuant to Board Rule 3(D) and must be accompanied by a $100.00 filing fee. In addition, the petitioner must include the original and ten copies of the petition and the jurisdictional opinion appealed from and a certificate of service showing that the following persons have been served with the petition: all statutory parties under 10 V.S.A. §6084 and Board Rule 14(A) and other persons on whom the District Coordinator served the opinion. The filing shall be directed to the Environmental Board, National Life Records Center Building, Drawer 20, Montpelier, Vermont 05620-3201.

Mcquesten.ltr/ZHS/lc


Montpelier, VT
Photo tours
Ad 5 Hotels in Montpelier VT · www.booking.com/Montpelier-Hotels
MONTPELIER
Exit 8
Project Site
Imagery ©2014 Cnes/Spot Image, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2014 Google 1000 ft

Exhibit 3

Exhibit 4 12



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BASED ON PHYSICAL EVIDENCE, DEEDS OF RECORD AND SURVEYS OF RECORD.

Wayne D. Lawrence 13 APR 2000

STATE OF VERMONT WAYNE D. LAWRENCE No. 0075 REGISTERED LAND SURVEYOR

Wayne D. Lawrence 13 APR 2000

PROJECT NO. 98000 SHEET 1 OF 1 FILED IN M-94

KIP MATTHEWS VERMONT ROUTE NO. 12 BERLIN, VERMONT OVERALL SITE PLAN	WAYNE D. LAWRENCE P. E. BARRE, VERMONT DESIGN: WDL SCALE: 1" CHECKED: WDL DRAWN: TDD SURVEY: DATE: 6/12/00

SEWER AND WATER EXT.

VERMONT ROUTE 12
BERLIN, VERMONT

CAPITOL EARTHMOVING, INC.

Civil & Structural Engineers
DeForge
ENGINEERING ASSOCIATES

NO.	DATE	REVISION

SHEET NO. C1.02

SITE PLAN

Exhibit 5 1/2

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That Robert P. Lord, Sr. and Robert P. Lord, Jr. Co-Trustees of the Lord Living Trust dated January 19, 1998 of Barre, in the County of Washington and State of Vermont, Grantors, in consideration of One Dollar and Other Good and Valuable Consideration, paid to their full satisfaction by Lord/Lord LLP, a Vermont limited liability partnership with a place of business in Barre, in the County of Washington and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Lord/Lord LLP, and its successors and assigns forever, a certain piece of land in Berlin, in the County of Washington and State of Vermont, described as follows, viz:

Being an undivided ½ interest in those lands and premises described in the Warranty Deed of Clear Shot Leasing, LLC to A. Michael Pitonyak, Jr. and Robert P. Lord, Sr., as tenants in common, dated April 9, 2001, and recorded in Book 85, Page 507 of the Town of Berlin Land Records.

The herein conveyed ½ interest was conveyed to Robert P. Lord, Sr. and Robert P. Lord, Jr., Co-Trustees of the Lord Living Trust dated January 19, 1998, by the Quit Claim Deed of Robert P. Lord, Sr. dated June 24, 2009, and recorded in Book 116, page 474 of the Town of Berlin Land Records.

The subject land and premises are depicted as a parcel of 6.0 acres±, Lot No. 1, on a survey entitled "Kip Matthews, Vermont Route No. 12, Berlin, Vermont Property Subdivision," dated June 13, 2000, and filed in Slide 00-12 of the Town of Berlin Land Records.

The within land and premises are conveyed subject to the mortgage liens held by People's United Bank arising under mortgage deeds dated August 10, 2009 and October 21, 2011 which are of record, respectively, in Book 117, pages 278-283 and Book 124, pages 41-46 of the Town of Berlin Land Records.

Reference may be had to the aforementioned deeds and their records, and to all prior deeds and their records, for a more particular description of the land and premises herein conveyed.

TO HAVE AND TO HOLD all said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Lord/Lord LLP, and its successors and assigns, to its own use and behoof forever; and we, Robert P. Lord, Sr. and Robert P. Lord, Jr. Co-Trustees of the

Lord Living Trust dated January 19, 1998, the Grantors, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee, Lord/Lord LLP, and its successors and assigns, that until the ensealing of these presents we are the sole owners of the premises and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, EXCEPT AS AFORESAID, and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, EXCEPT AS AFORESAID.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 16 day of December, 2013.

Robert P. Lord, Sr., Trustee

STATE OF VERMONT
COUNTY OF WASHINGTON, ss.

At Barre in said County this 16 day of December, 2013, personally appeared **Robert P. Lord, Sr.**, Trustee, and he acknowledged the foregoing instrument, by him subscribed, to be his free act and deed.

Before me, Karla Turek
Notary Public
My Commission Expires: 2/10/15

Vermont Property Transfer Tax
32 V S A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 13-123
Signed Rosemary Moss, Clerk
Date December 17, 2013

Robert P. Lord, Jr., Trustee

STATE OF VERMONT
COUNTY OF WASHINGTON, ss.

At Barre in said County this 16 day of December, 2013, personally appeared **Robert P. Lord, Jr.**, Trustee, and he acknowledged the foregoing instrument, by him subscribed, to be his free act and deed.

Before me, Karla Turek
Notary Public
My Commission Expires: 2/10/15

TOWN CLERK'S OFFICE - BERLIN, VT
Received for Record
December 17 A.D. 20 13
at 11 o'clock 30 Minutes A M
Recorded in Book 131 Page 138-139
of Lands Records.
Attest Rosemary Moss
Town Clerk

Vitzthum, Sandra

From: Todd Law <TLaw@montpelier-vt.org>
Sent: Friday, July 11, 2014 8:58 AM
To: Tom McArdle; Vitzthum, Sandra
Subject: RE: status of water and sewer on Rte 12 South

Just to jump in on this.

The State was planning to extend water/ sewer to the GMTA building with the intent of making salt brine at the facility and to alleviate the issue with the sewer in the area where flooding has occurred. There would be very little flow and I'm not certain that it makes sense to extend the utility with the significant investment on the States end? I haven't heard anything for a while on this discussion.

Todd

Todd C. Law, PE
Director of Public Works
City of Montpelier
39 Main Street
Montpelier, Vermont 05602
Phone: (802) 223-9508
Fax: (802) 223-9524
tlaw@montpelier-vt.org
www.montpelier-vt.org

From: Tom McArdle
Sent: Friday, July 11, 2014 8:55 AM
To: Vitzthum, Sandra
Cc: Todd Law
Subject: RE: status of water and sewer on Rte 12 South

Confirmed;

- waste water system extends on Northfield St to Freedom Dr with MH visible @ intersection.
- Water supply main (6") extends to a fire hydrant located just northerly of the Freedom Dr intersection.

No known plans to extend either utility beyond the Mont corporate boundary. Note water supply system inadequate in its present condition to be extended due to size and flow volume. The need for a water storage tank & pump station has been identified in the water system master plan which will eventually be constructed in the Independence Green area.

Tom

Thomas J. McArdle
Assistant Director of Public Works

39 Main Street - City Hall
Montpelier, Vermont 05602
802-262-6275 (direct line)
802-223-9508 (DPW office)
mcardle@montpelier-vt.org

From: Vitzthum, Sandra [mailto:Sandra.Vitzthum@state.vt.us]
Sent: Thursday, July 10, 2014 4:59 PM
To: Tom McArdle
Subject: status of water and sewer on Rte 12 South

Hi Tom,

Thank you for speaking with me today about the extent of water and sewer service on Northfield Street (Route 12) heading south out of Montpelier. I understand service currently ends at Freedom Drive. If you could confirm this by replying, and also let me know if there are plans to extend service before 2018, I would be grateful.

Thank you,
Sandy

Sandra Vitzthum, LEED AP
Project Manager II
Department of Buildings and General Services
2 Governor Aiken Drive
Montpelier, VT 05633-5801

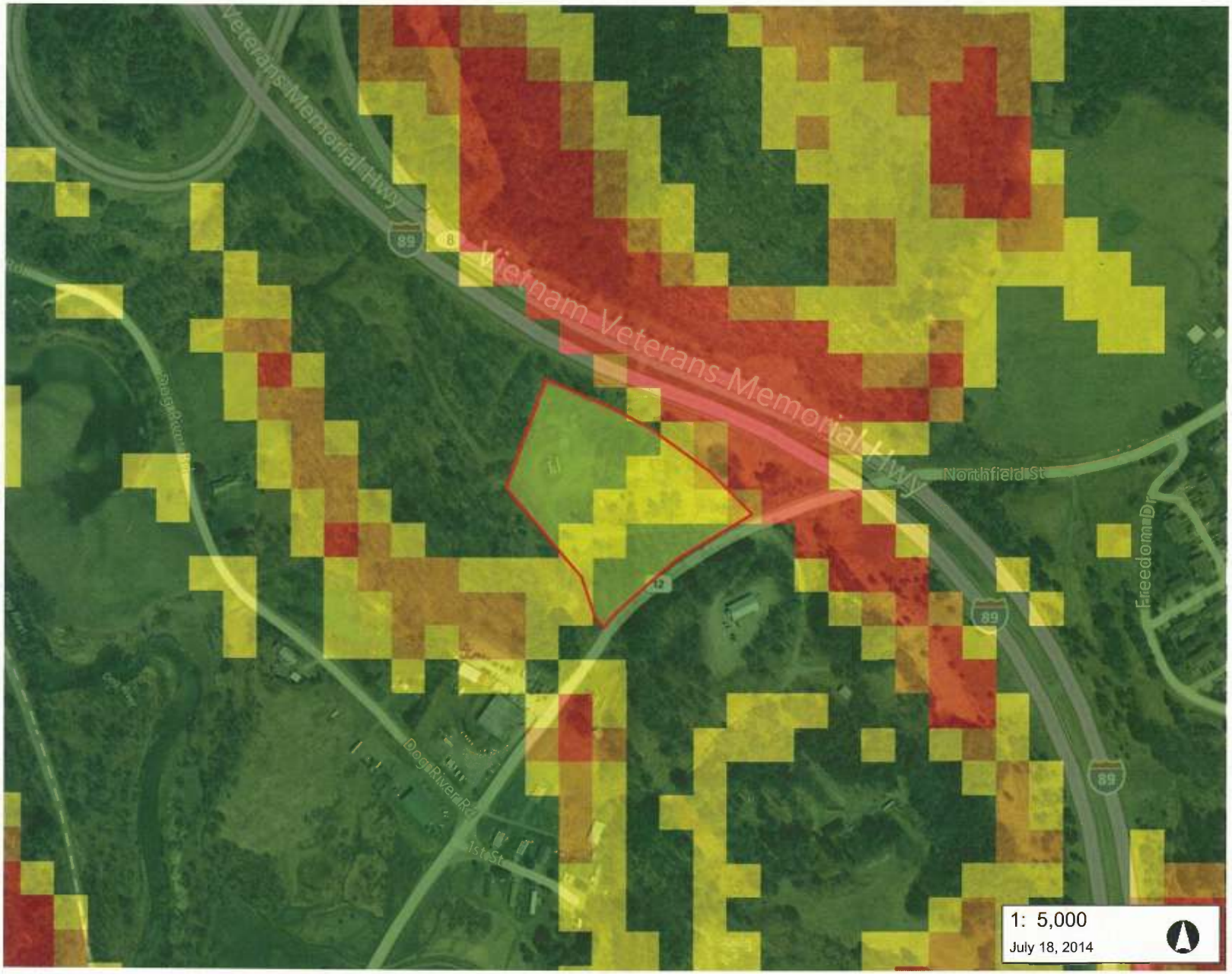
802-505-3389 – mobile
802-828-3533 – fax

VERMONT

Ground Surface Slope Map - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web...ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION